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GENERAL PLAN
CITY OF ENCINITAS

March 29, 1989

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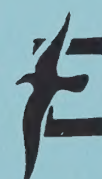
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LAND USE ELEMENT

 **Encinitas**
General Plan

CITY OF ENCINITAS GENERAL PLAN

As Amended 7/10/91, 12/4/91, 4/16/92, 6/17/92, 6/16/93, 1/26/94,
3/9/94, 6/22/94, 9/21/94 and 5/11/95

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INTRODUCTION TO THE LAND USE ELEMENT

Purpose of this Element

The Land Use Element is the single most important element of this General Plan in that it serves as a guide for future development in the City. The Land Use Element also affects a number of key issues that are addressed in the remaining elements. For example, land use policies have a direct bearing on the local system of streets and roadways which are planned for in the Circulation Element. Housing issues and needs identified in the Housing Element are linked to land use policies for both existing and future residential development. Even issues related to safety, noise, and the environment are directly related to the policies contained in this element. The Land Use Technical Report provides background information and acts as a supporting document for the Element.

The City seeks to accomplish the following with the implementation of the goals and policies in this Element:

- ° The establishment of a balanced and functional mix of development consistent with the long-range goals, objectives, and values of the City;
- ° Providing guidance for both public and private investments indicating where new development is permitted and the nature, density, and intensity of that development;
- ° The identification of opportunities for the redevelopment and new development in the City, as well as any constraints that might affect this development;
- ° The reduction of loss of life, injury, and property damage that might result from flooding, seismic hazards and other natural and man-made hazards that need to be considered in future land use planning and decision making;
- ° The preservation of those undeveloped portions of the City that are of value to the residents due to the natural and cultural resources found there; and
- ° The preservation and maintenance of the existing character of the five individual communities that comprise the City.

Through the use of text and diagrams, the Encinitas Land Use Element establishes clear and logical patterns of land use as well as standards for new development. The single most important feature of this element is the Land Use Policy map which indicates the location, density, and intensity of development for all land uses Citywide. In addition, the goals and policies contained in this Element provide a constitutional framework for future land use planning and decision making in the City.

**Related Plans
and Programs**

The scope and content of this element is largely and governed by the General Plan Law and Guidelines and the Planning, Zoning and Development Laws for the State of California. There are a number of other plans and programs that also are considered in the formulation of land use policy.

**Paragraph
Amended
1/26/94**

City of Encinitas Zoning Ordinance: The Zoning Ordinance and related specific plans are the primary implementation mechanisms for the Land Use Element and the goals and policies contained herein. For this reason, it is important that the city-wide Zoning Map and specific plan zoning maps be consistent with the land use map contained in the General Plan. The land use designations contained in this element and the boundaries of each category included correspond to one or more zoning districts identified on the city-wide Zoning Map or specific plan zoning maps.

**Paragraph Added
3/9/94**

Shoreline Preservation Strategy: In 1993 the San Diego Association of Governments (SANDAG) adopted a Shoreline Preservation Strategy, aimed at protecting this region's shoreline as an environmental amenity, and to avoid hazards to public safety. The Strategy includes general objectives and policies, and suggests more detailed strategies for shoreline preservation for identified sub-regional "littoral cells." Encinitas is within the Oceanside Littoral Cell system.

**Paragraph Added
3/9/94**

The Encinitas General Plan/LCP is intended to be consistent with, and to help aide implementation of, the objectives and policies of the Shoreline Preservation Strategy. Detailed actions and programs which may be pursued within Encinitas and immediately offshore to implement the Strategy must be monitored, and checked for consistency with the goals and policies of this General Plan.

Local Coastal Program: The City of Encinitas' Local Coastal Program (LCP) contains the City's land use plans for the coastal zone, zoning ordinances, zoning maps, and other implementing actions such as special

zone overlays for sensitive resource areas. The land use plan portion of the LCP is the heart of that program and consists of the "relevant portions of a local government's general plan...which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies, and, where necessary, a listing of implementing actions." (Section 30108.5, Coastal Act) The General Plan and LCP for the City of Encinitas are included in a single document. The introduction to the Encinitas General Plan indicates those portions of the General Plan that serve as the City's LCP.

Specific Plans: Land use policies contained in this Element call for the preparation and implementation of specific plans for certain areas of the City. The General Plan establishes broad parameters of development on a long-term basis. On the other hand, a specific plan is designed to identify particular

land uses and development standards relating to a specific area, site or development proposal.

Section 65451 of the Government Code requires that specific plans include regulations, conditions, programs, and proposed legislation concerning the following:

- ° Development standards and precise location for land use and facilities;
- ° Standards and location designated for streets, roadways, and other transportation facilities;
- ° Standards indicating population density and building intensity and provisions for supporting services and infrastructure;
- ° Specific standards designed to address the use, development and conservation of natural resources; and
- ° Provisions for the implementation of the Open Space element and any other measures that may be required to implement the General Plan.

The specific plans will serve the best interests of the City by establishing detailed controls on the nature of future development and also benefit the developer by facilitating the processing of subsequent development plans within the area governed by the Specific Plan.

Redevelopment Plans and Programs: A number of policies contained in the Land Use Element policies call for utilizing redevelopment as a means to revitalize and rehabilitate a number of areas within the City. State and Federal law provides for the preparation, adoption, an administration of redevelopment plans. Redevelopment plans must be consistent with the City's adopted General Plan. The Land Use Element will provide the basis for future redevelopment activity in the City.

*Paragraph Added
6/17/92*

Hazardous Waste Management Plan (HWMP) - The San Diego County Hazardous Waste Management Plan is the primary planning document for the San Diego region providing the overall policy direction toward the effective management of this region's hazardous waste. The Plan establishes programs to reduce and manage hazardous waste within the county, and is the guide for local decisions regarding hazardous waste issues.

The HWMP was prepared pursuant to State Assembly Bill 2948 (Tanner, 1986) which authorizes local government to develop comprehensive hazardous waste management plans, and streamlines the permitting process for hazardous waste treatment facilities.

In accordance with Section 25135.7(c) of the California Health and Safety Code the City of Encinitas has enacted an ordinance to ensure that the City's locational and siting criteria under zoning regulations for the approval of hazardous waste facilities are consistent with regulations found in the approved County HWMP.

In addition the City is establishing procedures which will ensure that other local programs delineated in the County HWMP will be implemented.

**Format and
Scope of this
Element**

This Element first establishes guidelines and policies related to land use and development in the Goals and Policies. Specific standards for various land uses are discussed including those related to the development intensity (lot coverage) and density. Finally, the land use policy is mapped indicating the location and extent of land uses within each of the communities that comprise the City.

LAND USE ELEMENT GOALS AND POLICIES

The goals and policies contained in the Land Use Element are concerned with both preserving the integrity of the five individual communities that make up the City while ensuring that future development is sensitive to the environment and any constraints that might be present. While new development can be beneficial to a city, future growth must be managed in a sensible and rational manner. Adequate infrastructure and services must be available to meet any future demand to ensure that the existing levels of service are maintained. Any environmental factors, such as habitat sensitivity, cultural and historic resources, flood hazards, and topography need to be considered before development occurs.

The major issues facing the City are underscored in the following policies that emphasize the need for future development to be sensitive to the existing residents, homes and businesses, and the natural environment.

Maintaining Balanced Land Uses in the City

The residents of the City feel that a balance must be achieved not only among the various land uses, but between urban development and the natural environment. There are a number of areas of the City that are presently undeveloped or underdeveloped that can accommodate additional homes or businesses. The following goals and policies focus on strategies that permit new development while ensuring that the character and productivity of existing development be maintained.

GOAL 1: Encinitas will strive to be a unique seaside community providing a balance of housing, commercial, light industrial/office development, recreation, agriculture and open space compatible with the predominant residential character of the community.

POLICY 1.1: Office, research and development, and light industrial development that does not result in land use conflicts with the quality of other development will be permitted when it fulfills the needs of the individual community and City.

POLICY 1.2: Encourage the development of unified commercial centers and neighborhood commercial centers rather than the continued development of "strip commercial." The Highway 101 corridor may be an exception because of its existing configuration and land uses. (Coastal Act/30250)

POLICY 1.3: New office/light industrial, and commercial development will only be permitted in areas both served by roadways capable of handling projected truck traffic, and in areas where adequate buffering is provided.

POLICY 1.4: Seek to establish a redevelopment agency to assist in the revitalization of those target areas identified in the Land Use Element.

POLICY 1.5: Encourage the development of community shopping centers, when and where a demonstrated community need arises, in areas centrally located and with good access.

POLICY 1.6: Provide freeway-oriented commercial areas only when a demonstrated need exists, for the convenience of the traveler, and locate these activities at or near freeway interchanges with easy on-off access. (Coastal Act/30250/Visitor-Serving)

POLICY 1.7: Provide regional shopping centers only when a demonstrated need exists; and locate them in areas adjacent to major highways to provide convenient access.

POLICY 1.8: Encourage the types of commercial activities which will supply the community with a diverse economic base.

POLICY 1.9: Maintain a proper balance between acreage of commercial land and population served.

POLICY 1.10: Encourage the reasonable regulation of signs to preserve the basic character of the communities and to avoid adverse effect on property values. New pole and roof signage shall be prohibited. Freestanding monument signs shall be permitted, but shall be limited to a maximum height of eight feet. A variance from this height limitation may be granted by the City based on extreme topographic constraints and a demonstration that all other reasonable alternatives have been considered to provide site/business identification. Detailed sign regulations and limitations shall be as further specified in the City's zoning regulations. (Coastal Act/30251/Visual Protection) Policy 1.10 amended 5/11/95 (Reso. 95-32)

POLICY 1.11: Encourage the rehabilitation and redevelopment of obsolete or declining commercial development, in ways consistent with community design and development objectives.

POLICY 1.12: The residential character of the City shall be substantially single-family detached housing.

POLICY 1.13: The visitor-serving commercial land use shall be located where it will not intrude into existing residential communities. This category applies in order to reserve sufficient land in appropriate locations expressly for commercial recreation and visitor-serving uses such as:

- tourist lodging, including campgrounds (bed and breakfast facilities may be compatible in residential areas)
- eating and drinking establishments
- specialty shops and personal services
- food and beverage retail sales (convenience)
- participant sports and recreation
- entertainment (Coastal Act/30250)

The above listed uses and other uses specifically intended to serve the needs of visitors shall be the principal uses allowed within the visitor-serving land use designation. All other permitted or conditionally permitted uses specified in the Zoning Code for areas zoned as visitor-serving commercial, shall be considered as ancillary uses to the allowable principal uses. Ancillary or non-principal uses and required off-street parking shall not occupy or utilize more than 30% of the ground floor area. Policy 1.13 amended 5/11/95 (Reso. 95-32)

POLICY 1.14: The City will maintain and enhance the Hwy 101 commercial corridor by providing appropriate community-serving tourist-related and pedestrian-oriented uses. (Coastal Act/30250)

POLICY 1.15: Commercial and industrial uses shall be required to provide easy and safe pedestrian, bicycle and handicapped access. (Coastal Act/30250)

Growth Management

In a community that has experienced rapid development such as that which has occurred in Encinitas, it is important to establish measures to properly manage new growth. Premature development can strain a city's ability to provide essential services and infrastructure as well as adversely impacting the natural environment. The following goal and supporting policies underscore the City's resolve in ensuring that new development does not occur at the expense of the natural environment, existing development, or before adequate infrastructure and services are in place to accommodate any new development.

GOAL 2: The City should manage slow, orderly growth in accordance with a long-term plan which protects and enhances community values.

POLICY 2.1: Establish a growth management plan which phases development through building permit limitations, public facility availability, or other methods.

POLICY 2.2: Discourage development that sacrifices long-term goals in preference to short-term needs.

POLICY 2.3: Growth will be managed in a manner that does not exceed the ability of the City, special districts and utilities to provide a desirable level of facilities and services. (Coastal Act/30250)

POLICY 2.4: Require developments to pay the capital costs of public facilities and services to serve those developments. Seek to require developments outside the City which impact City facilities and services to pay their share of the costs for improvements of City facilities and services. For development within the City, seek to require those developments to pay their fair share of costs for such facilities and services.

POLICY 2.5: Promote annexation of only those areas which will enhance the City.

POLICY 2.6: Any subdivision created by lot averaging should not be further subdivided.

POLICY 2.7: Implement mechanisms to ensure the preservation of significant environmental areas of the City. These mechanisms might include establishing development standards encouraging developers to maximize open space, transfers of development rights (TDR's), land banking, purchase, etc. (Coastal Act/30240)

POLICY 2.8: Development shall not be permitted where it will result in significant degradation of ground, surface, or ocean water quality, or where it will result in significant increased risk of sewage overflows, spills, or similar accidents. (Coastal Act/30231)

POLICY 2.9: Consider the establishment of facilities development funds for service needs of the City and its districts to which all development will contribute.

POLICY 2.10: Development shall not be allowed prematurely, in that access, utilities, and services shall be available prior to allowing the development. (Coastal Act/30252)

POLICY 2.11: Incremental development of large properties shall not be permitted without a master plan and environmental analysis of the full potential development. (Coastal Act/30250)

GOAL 3: To assure successful planning for future facilities and services, and a proper balance of uses within the city, the City of Encinitas will establish and maintain a maximum density and intensity of residential and commercial uses of land within the City which will:

(a) provide a balance of commercial and residential uses which creates and maintains the quality of life and small-town character of the individual communities; and

(b) protect and enhance the City's natural resources and indigenous wildlife.

POLICY 3.1: For purposes of growth management, to ensure that existing desirable community character is maintained and to ensure that facilities planning is economical and comprehensive, the ultimate buildout figure for residential dwelling units will be determined by utilizing the total mid-range density figure of the Land Use Element, which shall be derived from the total of all land use acreage devoted to residential categories, assuming a mid-range buildout density overall.

POLICY 3.2: The City will designate land use categories/zones for residential development which provide housing opportunities for all segments of society at densities consistent with the goals of this Element.

POLICY 3.3: The City will designate land use categories/zones for commercial development which provide for the commercial needs of the community with use and intensity regulations consistent with the goals of this Element.

POLICY 3.4: The City will allow those commercial uses which are necessary to satisfy the current and projected needs of the individual communities as indicated on the Land Use Map and under the policies of this plan.

POLICY 3.5: Commercial areas/zones shall be designated to avoid undue concentrations of commercial development which would increase traffic to levels beyond the current and projected capability of the City's services and facilities to deal with the increased traffic.

POLICY 3.6: Except where overriding considerations are found to exist, property will not be designated so as to allow or otherwise encourage commercial development along circulation roads in a continuous or "strip" manner.

POLICY 3.7: With the exceptions described in Policy 3.12, once acknowledged as being consistent with the General Plan and Local Coastal Program, the allowable maximum density of any property designated for residential use shall not be increased except by the affirmative vote of a majority of those voting in the election approving the proposed increase.

*Policy 3.8 Amended
12/4/91*

POLICY 3.8: With the exceptions described in Policy 3.12, once acknowledged as being consistent with the General Plan and Local Coastal Program, property designated/zoned for non-residential uses shall not be redesignated/rezoned to allow residential uses except by the affirmative vote of a majority of those voting in the election approving the proposed change.

*Policy 3.9 Amended
12/4/91*

POLICY 3.9: With the exceptions described in Policy 3.12, once acknowledged as being consistent with the General Plan and Local Coastal Program, property designated/zoned for residential use shall not be redesignated/rezoned to any non-residential use except by the affirmative vote of a majority of those voting in the election approving the proposed change.

POLICY 3.10: With the exceptions described in Policy 3.12, once acknowledged as being consistent with the General Plan and Local Coastal Program, property designated/zoned for non-residential use shall not be redesignated/rezoned to allow more non-residential uses or a greater intensity of use except by the affirmative vote of four or more City Council members based upon a finding that the proposed redesignation/rezoning will not substantially reduce revenues to the City and will not substantially increase traffic burdens on roads and highways.

POLICY 3.11: In determining whether to approve a proposed residential or commercial project and when to allow proposed projects to be constructed, the City shall consider the extent to which the proposed project complies with the goals and policies of this Element and the implementing zoning regulations.

Policy 3.12 Amended POLICY 3.12: The following may be considered as exceptions to the requirements for voter approval for specified general plan land use map amendments:
12/4/91

1. Minor adjustments in land use boundaries to correctly reflect property or development site boundaries, which adjustments do not substantially change intended area development potential - as approved by Council by unanimous vote.
2. Changes to land use designations to correct (a) map omissions and (b) mapping errors which are clearly demonstrated to be errors contrary to the intent of the General Plan - as approved by a unanimous Council vote.
3. A change from any land use designation to the Ecological Resource/Open Space/Parks designation, when property has been purchased or land development rights have been secured for land for open space or parks purposes - as approved by a unanimous Council vote.
4. Minor land use designation changes when approved by affirmative vote of four or more City Council members. For purposes of this paragraph, "minor" is defined as changes for which certified environmental review per the California Environmental Quality Act has determined that there will be no unmitigable significant negative environmental impacts, and one of the following apply:

(a) Exception for Decrease in Intensity:

The change is to a category of lower land use intensity or density than the existing category that results in a reduction in intensity. For purposes of this determination the following hierarchy of categories, from higher to lower, is established: Light Industrial, General Commercial, Visitor-Serving Commercial, Transportation Corridor, Local Commercial, Public/Semi-Public, Office Professional, Residential 25, Residential 15, Residential 11, Mobilehome Park, Residential 8, Residential 5, Residential 3, Rural Residential 2, Rural Residential 1, Rural Residential, Ecological Resource/Open Space/Parks.

(b) Exception for Residential Density:

The change applies to 5 acres of land area or less, and is a change from a non-residential to a residential category, or from a residential to another higher-density residential category, which would result in the allowance of ten or fewer additional dwelling units (prior to consideration of any density bonus) for the 5 acre site. The change shall also be determined to be compatible with, and generally not exceeding the density of, surrounding planned land use residential densities.

(c) Exception for Change Within Land Use Class:

The change applies to 5 acres of land area or less, and is a change from one land use category to another when both are within the same class of categories. For purposes of this determination the following classes of categories are established:

- 1 - Rural Residential, Rural Residential 1, Rural Residential 2
- 2 - Residential 3, Residential 5, Residential 8
- 3 - Residential 11, Residential 15, Residential 25
- 4 - Office Professional, Local Commercial
- 5 - Visitor Serving Commercial, General Commercial

5. Changes in land use designations when approved by affirmative vote of four or more City Council members, to allow projects that provide a significant public benefit. A "significant public benefit" shall be determined by the City Council.

POLICY 3.13: The following establish exceptions to the fixed annual allotment of residential building permits established by this Element.

1. Vested Rights

The fixed annual allotment as established in the Land Use Element shall apply to all properties and projects covered by its terms except it shall not apply to any development project which has obtained a vested right as of the effective date of this Plan. For purposes of this provision, a vested right shall have been obtained only if each and all of the following criteria are met:

- a. The proposed project has received a building permit or where no building permit is required, final discretionary approval.
- b. Substantial expenditures or documented, non-cancellable liabilities have been incurred in good faith reliance on the permit or final discretionary approval.
- c. Substantial construction has been performed in good faith reliance on the permit or final discretionary approval.

The substantiality of expenditures or liabilities incurred and of construction performed and the questions of whether or not such expenditures, liabilities and construction were in good faith are questions of fact to be determined on a case-by-case basis by the City following application by the developer. Actions taken by a developer to speed up or expedite a development project with knowledge of the pendency of this provision shall not be deemed to be in good faith and shall not qualify for a vested right. Phased projects shall be considered for exemption on a phase by phase basis to the extent permitted by California law.

2. Vesting Tentative Maps or Other Approval Given Vested Rights

In addition to the foregoing, vesting tentative maps (and other approvals given vested rights) receiving final approval prior to the effective date of this Plan shall be exempt from the residential allocation system, so long as the number of units authorized by such an approval shall be counted against the annual limits of the fixed annual allotment upon issuance of building permits. Such vesting approval shall not be authorized by the City after the effective date, unless expressly conditioned to assure compliance with this provision.

3. Single Family Homes

The construction of one individual dwelling unit conforming to zoning on a pre-existing vacant, legal lot of record which was established as legal lot as of the effective date this Plan was filed with the City clerk, shall be exempt from the current fixed annual allotment. The units so exempted shall be counted against the City's total build-out capacity in the calculation of the annual allocation for the following year.

4. Existing Building Permits

In addition, outstanding building permits, as of the effective date of this Plan, shall be exempt from the fixed annual allotment.

Paragraph 6
Amended 1/30/91

Paragraph 5
Amended 1/30/91

5. One Unit Per Five Acres

A property owner proposing to construct more than one dwelling unit, already approved by city process, but unable to qualify for the current year's allocation (under residential allocation system) may be allowed to construct no more than one dwelling unit per five acres. The number of units so exempted shall not be counted against the annual allocation figure; however, they shall be counted against the City's total build-out capacity in the calculation of the annual allocation for the following year.

GOAL 4: The City of Encinitas will ensure that the rate of residential growth: (a) does not create a demand which exceeds the capability of available services and facilities; (b) does not destroy the quality of life and small town character of the individual communities; (c) does not exceed a rate which excludes the public from meaningful participation in all aspects of land use decision making regarding proposed projects; (d) provides the City with the ability to plan ahead for the location, timing and financing of required services and facilities; and (e) does not exceed an annual allotment of dwelling units based on the projected ultimate buildout of dwellings in the City of Encinitas assuming a 25-year buildout period.

POLICY 4.1: A figure will be established annually which will determine the maximum number of dwelling units for which building permits will be issued during the coming year. The annual numerical figure shall be based on a 25-year buildout beginning on January 1, 1989 and ending January 1, 2014. The annual allotment shall be determined by dividing the ultimate buildout figure for dwelling units, determined by mid-range densities, by the number of years remaining in the assumed 25-year buildout period.

Policy 4.2
Amended 1/30/91

POLICY 4.2: The City will plan to provide services and facilities concurrent with projected need, sufficient to allow issuance of the maximum annual number of dwelling unit building permits. To guard against an unforeseen shortfall of services or facilities, the City will determine adequacy of services and facilities for each residential development at the discretionary review stage. For dwellings not subject to discretionary review, such determination shall be made with the earliest development permit submittal. No unit shall be approved or permitted for which inadequate services or facilities are available.

Policy 4.3

Amended 1/30/91

POLICY 4.3: The City will plan to provide processing procedures for proposed development projects that will maximize citizen participation and that will operate at a pace sufficient to allow the maximum annual number of dwelling unit building permits to be issued. Citizen notice of development projects and the opportunity to participate through written and oral testimony and public hearings will be provided at the discretionary and environmental review stages of development, prior to the application of each year's annual dwelling unit allocation limit. Neither the speed of project processing nor the volume of units or projects processed shall exceed that which will allow meaningful citizen participation.

POLICY 4.4: Whatever the allowable rate of growth is during any particular year, the City's intent is to see housing affordable to lower income households is not constrained. To this end, building permits for dwelling units guaranteed or assured of being affordable to very low and low income households, in amounts equal to the SANDAG determination of the City's regional need for housing for very low and low income households, shall be exempt from the annual allocation limit. The number of dwellings permitted under this exemption in any year shall be included in the tabulation of total dwelling units permitted to date in the calculation of the annual allocation for the following year.

POLICY 4.5: Development projects involving the construction of 20 or more single-family, residential dwellings may be required to phase the building of the project over several years using no more than 20 building permits per year to achieve the goals and policies of the Element.

Old Policy 4.6
deleted, policies
4.7 & 4.8 renumber-
ed 4.6 & 4.7
1/30/91

POLICY 4.6: Any land which is annexed to the City will be pre-designated for a land use(s) as a condition of annexation, to a density and use that will be consistent with the small-town quality and character of the City.

POLICY 4.7: There will be no carry-over of unissued residential dwelling unit permits (from the maximum annual number) into the following year. However, if the allotted number are not issued during the current year, they will continue to be counted in the ultimate buildout figure and will be reflected in the fixed annual allocation for the remaining years.

GOAL 5: The City of Encinitas will ensure that the rate of commercial growth: (a) does not create a demand which exceeds the capability of existing services and facilities; (b) does not destroy the quality of life and small town character of the individual communities; (c) does not exceed a rate which excludes the public from meaningful participation in all aspects of land use decision making regarding proposed projects; (d) provides the City with the ability to plan ahead for the location, timing and financing of required services and facilities; and (e) provides for the City's commercial needs during growth and thereafter as part of a fully-developed city.

POLICY 5.1: Commercial growth within the City should be sufficient to support residential growth and provide adequate services to the citizens of the individual communities.

POLICY 5.2: Proposed commercial growth should reflect a general balance of uses within the community.

POLICY 5.3: The City shall develop and implement commercial zoning and development standards which will accomplish the goals and policies of the General Plan, emphasizing quality, community character, and community needs.

**Compatibility
Between
Existing and
Future
Development**

Land use conflicts often arise when newer projects are insensitive to the use, character, or scale of existing development. These conflicts can over time lead to both deterioration and blight of both the older and newer homes or businesses. There are a number of ways potential conflicts can be resolved through proper planning in the early stages of project design. In addition, code enforcement is an important tool in ensuring that property is maintained. The following policies include measures to ensure that the existing character of development is maintained and that future development is compatible with existing land uses.

GOAL 6: Every effort shall be made to ensure that the existing desirable character of the communities is maintained.

POLICY 6.1: Permit commercial land uses and other types of non-residential development only in those areas where such development presently is concentrated or where indicated by the General Plan as long as such development does not result in land use conflicts with surrounding residential development.

POLICY 6.2: The City will make every effort to be responsive to citizen complaints concerning illegal uses, structures, and activities.

POLICY 6.3: City code enforcement personnel shall identify, investigate and abate illegal uses, structures and activities.

POLICY 6.4: City personnel shall develop and enforce a system of penalties to discourage illegal uses, structures, and activities.

POLICY 6.5: The design of future development shall consider the constraints and opportunities that are provided by adjacent existing development. (Coastal Act/30251)

POLICY 6.6: The construction of very large buildings shall be discouraged where such structures are incompatible with surrounding development. The building height of both residential and non-residential structures shall be compatible with surrounding development, given topographic and other considerations, and shall protect public views of regional or statewide significance. (Coastal Act/30251/30252/30253) Policy 6.6 amended 5/11/95 (Reso. 95-32)

POLICY 6.7: Require commercial development to provide sufficient landscaping to soften the visual impact of commercial buildings and parking areas.

POLICY 6.8: The City will develop standards for congregate care rooms and beds in nursing facilities in relationship with land use categories.

Urban Design The City seeks to maintain the unique character of the five communities through a number of policies related to urban design. These measures include the establishment of design themes for the communities that make up the City. In addition, design themes are encouraged for the identifiable districts and corridors located within these communities.

GOAL 7: Development in the community should provide an identity for the City while maintaining the unique identity of the individual communities. (Coastal Act/30253)

POLICY 7.1: Establish design themes for commercial districts located within individual communities.

POLICY 7.2: Each community may establish one or more design themes for their community.

POLICY 7.3: Although common themes for each of the communities may be established, each community may also promote variety in the design of individual projects.

POLICY 7.4: Develop regulations and incentives for residential, commercial, and industrial developers to vary design, setbacks, driveways, rooflines, materials, colors, landscaping, etc. to ensure variation in the design of individual residential units within larger subdivisions and commercial/ industrial projects.

POLICY 7.5: A streetscape specific plan(s) for the Hwy 101 corridor and El Camino Real corridor shall be prepared (Coastal Act/30251)

POLICY 7.6: Private development shall coordinate with street/public improvements, i.e. streetscape, landscape, site design and the like.

POLICY 7.7: The downtown area of Cardiff-by-the-Sea is designated a Specific Plan area. Development shall be allowed prior to the completion of the Specific Plan.

- Commercial development shall be compatible to surrounding residential uses relative to height, building bulk and mass and related complimentary uses.
- View preservation standards shall be developed that preserve existing public views and to the extent possible private views.
- Streetscape program shall be established that compliments and enhances usual quality of the community.
- Establish standards that will help to revitalize the commercial corridor.
- Provide for residential uses in commercial zones along the corridor provided the residential uses are accessory and incidental to the principal commercial use.

- Develop standards for development to vary design, setbacks, materials, colors, landscaping and the like to ensure a variation in the design of individual projects that can be tied together via common parking and internal circulation, and a common streetscape design.

POLICY 7.8: The 101 corridor from the north City boundary to Encinitas Boulevard is designated a Specific Plan area. Development shall be allowed prior to the completion of the Specific Plan.

- Establish standards and uses that compliment adjacent residential uses, enhance the appearance of Hwy 101 streetscape and railroad right-of-way, and create an attractive commercial district that would serve the needs of both local residents and visitors to the Community.
- Establish standards that will help to revitalize the commercial corridor.
- Provide for residential uses in commercial zones along the corridor provided the residential uses are accessory and incidental to the principal commercial use.
- Develop standards for development to vary design, setbacks, materials, colors, landscaping and the like to ensure a variation in the design of individual projects that can be tied together via common parking and internal circulation, and a common streetscape design.

POLICY 7.9: The downtown area of Old Encinitas including the residential area west of the downtown area is designated a Specific Plan area. Development shall be allowed prior to the completion of the Specific Plan.

- Establish standards that will help to revitalize the commercial corridor.
- Provide for residential uses in commercial zones along the corridor provided the residential uses are accessory and incidental to the principal commercial use.

- Develop standards for development to vary design, setbacks, materials, colors, landscaping and the like to ensure a variation in the design of individual projects that can be tied together via common parking and internal circulation, and a common streetscape design.
- Development standards shall be established to promote commercial development complimentary to the existing pattern of development relative to height, building bulk and mass, setbacks, open space and the like.
- Commercial development standards and uses shall promote high pedestrian activity.
- Residential, recreation and commercial uses shall be complimentary in design and use.

POLICY 7.10: Both residential and non-residential development shall be limited to a maximum height of two stories and 30 feet. Limited exceptions for non-residential development may be allowed, but only for designated specific sites as developed and adopted through area specific plans. Exceptions may also be made for Medical Complex development projects at the discretion of the City pursuant to conditional use permit applications as provided by the Zoning Code, to allow building heights up to a maximum height of three stories.

Environmental Sensitivity

A number of areas within the City either contain resources that are sensitive to development or there are constraints present that will affect future development. The following goals and policies establish guidelines in how development is to proceed in those areas subject to any limitations that might be present. The following policies are also important in implementing Coastal Commission directives concerned with the management or preservation of significant resources in the Coastal Zone. (Coastal Act 30240)

Goal 8: Environmentally and topographically sensitive and constrained areas within the City shall be preserved to the greatest extent possible to minimize the risks associated with development in these areas. (Coastal Act/30240/30253) Goal 8 amended 5/11/95 (Reso. 95-32)

POLICY 8.1: Require that any improvement constructed in an area with a slope of more than 25% and other areas where soil stability is at issue to submit soils and geotechnical studies to the City for review and approval.

These studies shall document that the proposed development will not adversely affect hillside or soil stability and that no future protective measures will be required. (Coastal Act/30253) Policy 8.1 amended 5/11/95 (Reso. 95-32)

POLICY 8.2: Development within coastal and flood plain areas identified in the Land Use and Resource Management Elements must be limited, designed to minimize hazards associated with development in these areas, and to preserve area resources. Within the floodway, channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to necessary water supply projects, flood control projects where no other method for protecting existing public or private structures is feasible and where such protection is necessary for public safety or to protect existing development, and other development where the primary function is the improvement of fish and wildlife habitats. No development shall occur in the 100-year Floodplain that is not consistent and compatible with the associated flood hazard. Only uses which are safe and compatible with periodic flooding and inundation shall be considered, such as stables, plant nurseries, a minimum intrusion of open parking, some forms of agriculture, and open space preservation, as appropriate under zoning, and subject to applicable environmental review and consistency with other policies of this Plan. No grading or fill activity other than the minimum necessary to accommodate those uses found safe and compatible shall be allowed. Such grading shall not significantly redirect or impede flood flows or require floodway modifications. Exceptions from these limitations may be made to allow the following:

- a. Minimum private development (defined as one dwelling unit per legal parcel under residential zoning, and an equivalent extent of development under non-residential zoning) only upon a finding that strict application thereof would preclude a minimum use of the property.
- b. Development of circulation element roads, other necessary public facilities, flood control projects where no feasible method for protecting existing public or private structures exists and where such protection is necessary for public safety or to protect existing development, and other development which has as its objective the improvement of fish and wildlife habitat.
- c. Limited reconfiguration of the flood plain in previously degraded areas provided it is determined by the City that the reconfiguration of the flood plain is incidental to the improvement of an overall storm water system and that the reconfigured storm water system is substantially based on natural channels with vegetation to accommodate storm water management. This is applicable to the El Camino Real creek corridor draining into Encinitas Creek.

These exceptions shall be allowed only to the extent that no other feasible alternatives exist and minimum disruption to the natural floodplain environment is made. The City shall not approve subdivisions

or boundary line adjustments which would allow increased impacts for development in 100-year floodplains. For specific policy provisions regarding wetlands which may be associated with floodplains, refer to Resource Management Element Policy 10.6. (Coastal Act/30253) Policy 8.2 amended 1/30/91, 9/21/94 (Reso. 94-29) and 5/11/95 (Reso. 95-32)

POLICY 8.3: Residential development on land that has physical constraints shall exclude or discount areas subject to specified constraints from density allowance. Portions of development sites subject to the following constraints shall be excluded from the net lot area used to figure density: floodplains, beaches, permanent bodies of water, significant wetlands, major utility easements, railroad track beds or rights-of-way, and rights-of-way and easements for public/private streets and roads. The remaining net lot area shall then be calculated for density allowance, based on the assigned land use category density range, subject to the following discounts based on site slope:

- ° Portions of site 0-25% slope - 100% density;
- ° Portions of site 25-40% slope - approximately 50% density allowance;
- ° Portions of site 40%+ slope - no density allowance.

Density allowance shall be limited to the mid-point of the land use category range, as specified by the zoning code, unless findings can be made that the proposed project excels in design excellence and/or provides extraordinary community benefits. Upon such findings, up to the maximum density level of the range may be allowed. In no case shall less than one dwelling per legal lot be allowed.

POLICY 8.4: Within residentially designated areas, lot averaging and PRDs may be allowed to preserve areas of unique topographic features, riparian woodlands, and other significant open space areas of importance to the community based on the following criteria:

- Lot averaging and PRDs shall only be used to create a quality development, but shall not increase the overall density of the subdivision;
- the areas of open space shall be determined and preserved in perpetuity;
- no further subdivisions of land within lot-averaged subdivisions shall occur. (Coastal Act/30240) Policy 8.4 amended 6/16/93

POLICY 8.5: The Special Study Overlay designation shall be applied to lands which, due to their sensitive nature, should only be developed with consideration of specific constraints and features related to drainage courses, bluffs, slopes, geology and soils, biotic habitat, viewsheds and vistas, and cultural resources. Development within the overlay area shall be reviewed and approved in accordance with criteria and standards which protect coastal and inland resources. (Coastal Act/30240/30253)

POLICY 8.6: Significant natural features shall be preserved and incorporated into all development. Such features may include bluffs, rock outcroppings, natural drainage courses, wetland and riparian areas, steep topography, trees, and views. (Coastal Act/30240/30250/30251)

POLICY 8.7: Non-developable or constrained areas should be evaluated for possible use as open space or recreational use. (Coastal Act/30240)

Policy 8.8
Amended
9/21/94

POLICY 8.8: The properties located in the City's Sphere of Influence west of El Camino Real shall be designated as a Specific Plan area, except for the lands west of Saxony Road designated as Open Space/Parks, and lands in the southeast corner of the upper mesa beyond the Ecke holdings designated Residential 2-3 units per acre. Development will be allowed within the specific plan area only through prior approval of the entire specific plan described below:

- The specific plan shall include:

- ° An Agriculture land use category.
- ° Estate and Low density residential (0-5 units per acre) land use category.
- ° Medium-High density residential (5-10 units per acre) land use category.
- ° High density residential (15 + units per acre) land use category.
- ° Commercial land use category.
- ° Open Space land use category.
- ° A mixed land use category of commercial, office professional, medical office, institutional, and/or residential may be allowed.

- All development and other activities provided for by the specific plan shall conform to the following:

- ° Areas shown as reserved for agriculture/open space shall be a minimum of 40 contiguous acres in size.
- ° Land reserved for open space shall be permanently protected for such use by an enforceable restriction and/or other appropriate means.
- ° New development shall be located and clustered to avoid inhibiting continued agricultural use of land reserved for that purpose, and where feasible, shall be located adjacent to existing development or areas planned for development. (Coastal Act/30241)
- ° In selecting areas for development, land least suitable for agricultural production shall receive preference. Land best suited for agricultural production contains Class I-IV soils on slopes under 10 percent and is currently under agricultural production. (Coastal Act/30241)

- Where possible, buffer areas should be established between areas designated for agricultural use and the outer boundary of the Specific Plan area, and between the areas designated for agricultural use and other uses within the Specific Plan area. (Coastal Act/30141)
- Deeds for residential lots or dwelling units near areas designated for agricultural use should contain a clause stating that such lots or dwelling units are located in close proximity to agricultural land that is expected to remain in agricultural use, and that there could be some adverse impacts on such lots or dwelling units from agricultural operations.
- No roads other than farm access roads shall be constructed across agricultural lands unless such road proposals include mitigation measures (such as controls on access and covenants preserving agricultural use) that assure the continued long term viability of agricultural uses. (Coastal Act/30241/30242/30250)
- Land use designation boundaries shall be adopted upon submittal and approval of the specific plan to properly delineate the exact alignment of Leucadia Blvd. and the location of bluffs/steep slope areas.
- All development in the Green Valley area shall obtain direct access from roads other than El Camino Real.
- Prior to starting construction of a 4-lane roadway or accommodation of comparable capacity for Leucadia Boulevard, the Specific Plan shall be prepared and approved, and annexation of the Sphere of Influence area shall be completed to the City of Encinitas.
- All other applicable provisions, goals and policies of this Plan shall be incorporated and implemented in the specific plan.

- The specific plan shall not be approved unless the City Council makes a finding that the continued exclusive agricultural use of the area is no longer feasible, or that to allow development on portions of the area as planned will enhance the feasibility of agricultural use of the remaining portions of the area. (Coastal Act 30141/30242)

POLICY 8.9: The City will adopt land use categories for environmentally sensitive areas for the purposes of the Local Coastal Plan and will implement these categories by such ordinance and policy measures as may be appropriate. (Coastal Act/30250)

Policy 8.10
Amended 1/30/91

POLICY 8.10: Ecological Resource/Open Space/Parks is a category intended to be applied to both active and passive parklands; lagoons; wetland habitat areas and their adjacent buffers; and other areas of significant environmental quality or public resource value. Lands in the Ecological Resource/Open Space/Parks category, other than public parks, and similar areas for active recreation, will be limited to uses and activities related to habitat enhancement; educational and scientific nature study; passive recreation which will have no significant adverse impact on habitat values; and, aquaculture having no significant adverse effect or negative visual impact on natural processes or scenic quality. All areas possessing wetland resource values, including coastal salt marsh and freshwater marsh habitat types, shall be protected by appropriate buffers. Buffer zones sufficient to protect wetlands shall generally be minimum 100 feet in width, and buffer zones to protect riparian areas shall generally be minimum 50 feet in width, unless a use or development proposal demonstrates that a smaller buffer will protect the resources of the wetland/riparian area based on site-specific information, including but not limited to, the type and size of the development and/or proposed mitigation (such as planting of vegetation) which will also achieve the purposes of the buffer. The buffer should be measured landward from the wetland or riparian area. Maps and supplemental information submitted as part of the application should be used to specifically determine these boundaries. The California Department of Fish and Game and the U.S. Fish and Wildlife Service shall be consulted in such buffer determinations and their comments shall be accorded great weight.

Development permitted in wetland and riparian buffer areas shall be limited to access paths, passive recreational uses, fences and similar improvements necessary to protect the wetland or riparian resource, and shall be restricted to the upper or landward half of the buffer. Wetland/riparian areas and their associated buffers shall be permanently protected from development through the application of an open space easement or other suitable instrument. Developments shall be located and designed so as not to contribute to increased sediment loading of the wetland/riparian area, cause disturbances to its fish and wildlife values, or otherwise impair the functional capacity of the resource. Exceptions from this policy for intrusion of development into wetland or riparian areas and their associated buffers shall only be considered as specified in Resource Management Policy 10.6. (Coastal Act/30240)

Policy 8.11
Amended 1/30/91

POLICY 8.11: The property located at the southeast quadrant of El Camino Real and Olivenhain Road shall be designated as a Specific Plan area, and development will be allowed only through prior approval of a development plan for the entire area as described below.

- The development plan shall implement the land uses generally shown on the Land Use Policy Map:
 - ° Residential for the non-constrained portions of the upper mesa east of El Camino Real (having access from Village Park area).
 - ° Light industrial for the non-constrained portions of the lower properties having access off of El Camino Real or Olivenhain Road.
 - ° Open Space for all areas constrained as flood plain, wetlands and wetland buffer areas, biological resource areas, steep topography and major transmission lines, as determined below.
- The development plan shall establish specific boundaries between the developable portions of the area and constrained open space lands, through detailed site studies to determine the exact extent of the constraints, and the application of the policies of the General Plan to determine what, if any, encroachment into those constrained areas is to be allowed. Once so determined, the constrained floodplain, wetland and buffer, biological resource and steep

topography open space lands shall be required under the Specific Plan to be protected in their natural condition.

**Policy
Added
6/17/92**

POLICY 8.12 - The City shall review the construction of hazardous waste facilities in accordance with development standards defined in the Land Use Element, State Law, Municipal Code, and the County Hazardous Waste Management Plan.

**Preservation
of Open Space**

Much of the Planning Area is undeveloped at the present time. A number of these open space areas include sensitive habitats or are otherwise constrained due to topography, flooding, or other factors. Development in some of these areas should be restricted to lower densities or prohibited altogether. The policies listed below do recognize that some development will occur in a number of these areas that are presently undeveloped. The policies include measures designed to ensure that any new development is in harmony with the surrounding environment. At the same time, a number of policies indicate the City's intention to discourage development or reduce the density or intensity of development in those areas subject to environmental constraints.

GOAL 9: Preserve the existence of present natural open spaces, slopes, bluffs, lagoon areas, and maintain the sense of spaciousness and semirural living within the I-5 View Corridor and within other view corridors, scenic highways and vista/view sheds as identified in the Resource Management Element. (Coastal Act/30240/30251)

POLICY 9.1: Encourage and preserve low-density residential zoning within I-5 Corridor while preserving the best natural features and avoiding the creation of a totally urbanized landscape and maintain I-5 Interchange areas to conform to the specifications of this overall goal. The City will develop an I-5 view corridor plan to implement this policy. (Coastal Act/30240/30251)

POLICY 9.2: Encourage retention of buffer zones such as natural vegetation or earth barriers, bluffs, and canyons to protect adjacent areas of freeway corridor from pollutants of noise, exhaust, and light. (Coastal Act/30240/30251)

POLICY 9.3: Prohibit and eliminate billboards and obtrusive advertising media along freeway corridors, Highway 101/First Street and other scenic corridors and routes as specified in the Resource Management Element, Figure 3. (Coastal Act/30251)

POLICY 9.4: Encourage all landscaping along major arterials to enhance, harmonize with, and not detract from the natural features of the surrounding area. (Coastal Act/30251)

POLICY 9.5: Discourage development that would infringe upon scenic views and vistas within the I-5 corridor.

POLICY 9.6: Where it is necessary to construct retaining or noise-attenuating walls along the I-5 corridor, they should be constructed with natural-appearing materials and generously landscaped with vines, trees and shrubbery. (Coastal Act/30251)

Code Enforcement

Code enforcement is an important tool for ensuring that all structures are safe to live or work in. Unsanitary and unsafe living and working conditions in many of this nation's cities led to the establishment of building and safety codes. Many thousands of lives across the country have been saved due to the enforcement of these building and safety regulations. Ongoing code enforcement efforts are required to ensure that these codes are adhered to in both existing and new development which is supported by the following goal and policy.

GOAL 10: The City shall establish code enforcement to insure compliance with the objectives of this Plan, and to maintain the quality of the environment.

POLICY 10.1: The City Council shall adopt and amend from time to time a code enforcement program and will support that program with sufficient resources to accomplish its intended purposes.

POLICY 10.2: Any application for land-use entitlement that seeks to benefit from a violation of a land use ordinance, statute, or law shall not be allowed to so benefit.

POLICY 10.3: The City shall consider a proactive and community outreach approach to code enforcement to augment traditional reactive measures.

*Policy 10.4 Deleted
6/16/93*

Related Goals and Policies

The goals and policies and the land use map contained in this Element will serve as the framework for the remaining General Plan Elements. A number of goals and policies included in these other elements will also support, either directly or indirectly, the goals and policies contained in the Land Use Element. Table 1: Land Use Policy Matrix identifies those elements containing policies that correspond with the major issue areas discussed in the Land Use Element.

TABLE 1
LAND USE POLICY MATRIX

Issue Area	Housing	Circulation	Resource Management	Public Safety	Noise	Recreation
Balanced Land Use	X					X
Growth Management	X	X	X			
Land Use Management	X	X	X	X	X	X
Urban Design	X	X	X			X
Environmental Sensitivity	X	X	X			X
Preservation of Open Space	X	X	X			X
Code Enforcement	X		X	X	X	X

LAND USE PLAN: CITYWIDE LAND USE POLICY

Introduction to Land Use Policy

The City of Encinitas Land Use Element contains eighteen categories of land use: ten categories are specifically concerned with residential land use (corresponding to eleven mapped designations on the Land Use Policy Map; see explanation below), four relate to commercial activities, and one category each applies to industrial/development, public/institutional land uses, transportation corridor, and open space/parks. Each land use category corresponds to one or more zone districts and these designations are described in greater detail in a later section of this element. These descriptions include the identification of the nature, density, and intensity of development that is permitted under each category.

There are in addition several overlay zones described below. These are not necessarily shown on the Land Use Policy Map but nevertheless come into effect as provided in this Plan and the City's implementing regulations. The Specific Plan Overlay is shown on the Land Use Policy Map indicating the boundaries of areas where specific plans are to be developed. With one exception, areas designated for specific plans include underlying land use categories on the Land Use Policy Map. The one exception is the "Ecke Sphere" area where the Specific Plan designation is shown with no underlying land uses on the Land Use Policy Map. Within this area, the allowance of land use is to be provided through the development of the Specific Plan as outlined in this Plan. The location and extent of land uses for each category are described in spatial terms on the Land Use Policy Map.

The land use categories and their respective locations are delineated on the Land Use Policy Map so they correspond with zone district boundaries. In this way, the creation of unintentional non-conforming uses due to imprecise mapping will be avoided. More importantly, it will be possible for the City to fully understand the implications of any future amendments to the General Plan in terms of Zoning Ordinance revisions.

Land use policy, as it is depicted in graphics and discussed in narrative, seeks to achieve a number of community objectives related to land use. This was accomplished in several ways:

- ° Land use designations and their corresponding standards generally reflect the density and Intensity of existing development and the community character.
- ° While the land use categories differ from those Previously used under the County plan, each category corresponds to a zone district included in the Zoning Code.
- ° All land that is presently undeveloped has been designated for a specific land use. In this way, property owners, neighbors, and officials can anticipate the nature and intensity of development that is likely to occur in these areas.
- ° The land use policy considered those areas within the City that will either be sensitive to new development or have limitations that will constrain future development.

**Land Use
Designations
and Standards**

As described above, the land use policy in this Element includes several basic categories of land use. In addition, the Land Use Element provides for a number of special overlay designations that complement the standards contained in each of the base land use designations. Descriptions for each category of land use is provided in the following section. This description includes a discussion of the nature and type of development permitted in each category, the intensity of development, and the density of development.

**Paragraph
Amended
1/26/94**

As indicated in the previous section, each of the categories of land use correspond to one or more zone districts contained in the City's Zoning Code or individual specific plans. While the Land Use Element establishes basic criteria and guidelines for future development, the Zoning Code and specific plans contain specific development standards that expand the definition of development standards contained in the base land use designations. The standards contained in the Zoning Code and specific plans include permitted uses, setback distances from adjacent lots and streets, building heights, lot coverage, parking requirements, etc.

The land use designations include standards for building intensities for each category, and the building intensities for residential and nonresidential land use are expressed differently.

Floor area ratios (FAR's) are used to describe the maximum building intensity for the commercial and industrial categories of land use. A floor area ratio is simply the ratio of building floor area to the total land area of the lot. For example, suppose a two-story building with a total floor area of 25,000 square feet is situated on a lot with an area of 50,000 square feet. In this instance, the floor area ratio is .5 or the building's total floor area is half that of the lot.

Intensity of development for residential land use is expressed in units per net acre. For each of the single-family residential categories, the maximum density allowed is in agreement with the minimum lot size for the corresponding zone. For the multi-family categories, maximum density corresponds to a requirement of a minimum increment of lot area per dwelling unit.

There may be additional restrictions applied to future development that will further reduce permitted density or intensity of development beyond that indicated in the Land Use Element. Mechanisms such as FARs, volume limitations and other measures may be used for development to control building mass and bulk. Properties located within hillside areas, flood plains, or in environmentally sensitive areas may be required to comply with additional standards beyond those identified in the individual land use designations.

The range of development density and intensity is described for each of the land use designations included in this Element and is summarized in Table 2. Certain land uses other than residential may be permitted within areas so designated, as appropriate to the functioning of such areas primarily for residential purposes, and under the provisions and limitations of the zoning and development code.

Paragraph
Amended
6/16/93

The land use categories of Rural Residential through Residential 8 (corresponding to the Land Use Policy Map designations of Residential 0 - .25 du/acre through Residential 5.01 - 8.00 du/acre) are defined as single family detached residential categories, where single family dwellings on individual private lots rather than attached units on common or "one-lot subdivision" parcels are to be allowed. However, through the PRD approval process a single family dwelling unit may be attached to another single family unit on an adjacent lot under these categories. This shall also apply under the RS-11 zone where it implements the Residential 11 land use category.

Paragraph
Amended
6/16/93

In the following categories, minimum lot sizes may be specified. Under provision of PRDs and lot averaging, lot sizes may be reduced. In the following categories, acreage refers to unconstrained acreage.

Rural Residential

Paragraph
Amended
6/16/93

This category includes two mapped designations on the Land Use Policy Map: Residential 0 -.25 du/acre, and .26 - .50 du/acre. This category will permit the development of single-family homes on large lots ranging in size from 2 to 8 acres. Single family units may be attached to other single family units provided each unit is located on a separate legal lot with approval of a PRD. Lower density development provided for in this category is important so that sensitive areas of the City can be preserved, as well as ensuring that areas subject to environmental constraints are developed in a safe and rational manner. The actual density of development will depend on local topography and other development constraints or significant resources that might be present.

Rural Residential 1

Paragraph
Amended
6/16/93

The purpose of this land use designation is also to ensure that the rural character of certain areas of the City are maintained even with new residential development. This category is also useful in reducing the potential impacts of future development of sensitive areas in the City that would otherwise be affected by development at greater densities. Under this designation, up to 1 dwelling unit per acre is possible. Single family units may be attached to other single family units provided each unit is located on a separate legal lot with approval of a PRD. The estimated population density for this category would be approximately 3 person per acre assuming an average household size of 2.6 persons. The actual density of development will depend on the presence of any development constraints present.

Rural Residential 2

Paragraph
Amended
6/16/93

The aim of this category of residential land use is to encourage the development of lower density single-family detached homes. Rural Residential 2 will permit the construction of between 1 to 2 units per acre with a minimum lot size of one-half acre per unit (21,500 square feet). Development constructed at this density will also permit the rural character of a number of existing neighborhoods to be maintained. Single family units may be attached to other single family units provided each unit is located on a separate legal lot with approval of a PRD. The

estimated population density possible with this density of development is likely to range between 3 and 5 persons per acre. The actual density of development will also depend on any environmental constraints present.

Residential 3

Paragraph
Amended
6/16/93

Residential land uses in this category will also be single-family detached units constructed at lower densities. This land use designation permits the construction of between 1 and 3 units per acre with the minimum lot size for each unit being 14,500 square feet. Single family units may be attached to other single family units provided each unit is located on a separate legal lot with approval of a PRD. The potential development density for this category of residential land use ranges from 1 to 3 units per acre with a maximum potential population density of approximately 8 persons per acre. Actual development densities will ultimately depend upon the presence of any environmental constraints.

Residential 5

Paragraph
Amended
6/16/93

This category of residential land use corresponds to the lower density single-family developments found in the City. Housing units in this category are still single-family detached dwellings though the lot areas are substantially smaller than that for the rural land use designations. Single family units may be attached to other single family units provided each unit is located on a separate legal lot with approval of a PRD. Residential development in this category can be constructed at densities ranging from 1 unit per acre up to 5 units per acre with a minimum lot size of 8,700 square feet per unit. The potential population density for residential development constructed at the maximum density permitted under this land use designation is 13 persons per acre. Development densities will ultimately depend on any environmental constraints that might affect development on the site.

Residential 8

Paragraph
Amended
6/16/93

The Residential 8 land use designation corresponds with single-family residential development that is characteristically found in much of the City. Housing developed to the standards contained in this category are detached single-family units though lot sizes are smaller still than that considered in the previous categories. Single family units may be attached to other single family units provided each unit is located on a separate legal lot with approval of a PRD. Densities of development for this category range

from 1 unit per acre up to 8 units per acre with a minimum lot size of 5,400 square feet per unit. The ultimate density permitted for development of land designated for this use will depend on constraints, or other factors that may limit development. Potential population density for this category may be as high as 21 persons per acre, depending on the density of development finally permitted.

Residential 11

Paragraph
Amended
6/16/93

Residential uses in this category may include a variety of residential development types ranging from single-family detached units, to single-family attached homes such as condominiums, townhouses, and senior housing developments. This designation corresponds with the existing density of development found in the coastal communities. Many of the neighborhoods under this category are built on the stable pattern of single-family detached dwellings on lots of approximately 4,000 square feet, corresponding to this density. The density of development for this category ranges from 1 to 11 units per acre depending on environmental factors that are present. The potential population density ranges from 3 persons to 29 persons per acre. A separate zoning category will be included under this land use designation to allow single family detached dwellings only. Single family units may be attached to other single family units provided each unit is located on a separate legal lot with approval of a PRD.

Residential 15

Residential 15 is also characterized by higher density residential development including single-family units (attached and detached), duplex units, and senior housing. As with the other residential categories, actual density of development will depend on a number of factors including constraints to development, and applicable development standards. Densities will range from 1 unit per acre up to 15 units per acre with corresponding population densities of between 3 persons per acre to 39 persons per acre. The actual development density will depend on the environmental factors present which would ultimately affect future development. In this category, a duplex will be allowed on any 5,000 or larger sq. ft. lot recorded prior to January, 1989.

Residential 25

This category of residential land use is characterized by multiple-family development including apartments, senior housing, condominiums, or attached

single-family dwelling units. Much of the land area designated as Residential 25 includes existing multiple-family development located in the City. Residential densities in this category may range from 1 to 25 units per acre depending on applicable standards, existing limitations to development, and the corresponding zoning district. The potential population density for this category ranges from 3 persons per acre up to 65 persons per acre. In this category, a duplex will be allowed on any 5,000 or larger sq. ft. lot recorded prior to January, 1989.

Mobile Home Park

There are a number of mobile home parks located in the City and this Land Use designation encourages the maintenance of existing development containing mobile homes or manufactured housing units. The maintenance of these mobile home parks are important in ensuring that this affordable housing resource is retained. Those mobile home parks to be maintained shall be designated MHP under this land use category. Other existing parks shall have a different designation appropriate to their area. The density of development within the existing mobile home park varies from park to park depending on the underlying base designation. This designation may permit up to 25 units per acre with a potential population density of up to 65 persons per acre for existing parks. Expansions of existing parks or the development of new parks will permit up to 11 units per acre with a potential population density of up to 29 persons per acre.

Office Professional

Paragraph
Amended
1/26/94

Office professional uses include those business establishments primarily involved in providing professional services. Activities that might be included in this category include legal services, financial institutions, administrative offices, medical offices and clinics, and a wide range of similar businesses. Business activities in this category generally do not have any retailing or wholesaling operation located on the premises. Development intensity for this category will be governed by floor area ratios of up to .75. Under the City's Zoning Regulations and individual specific plans, different types of office professional zones may be established in order to implement the Office Professional land use category. The appropriate zone for any particular location will be a function of that location's unique circumstances, limitations and opportunities. This may include, but is not limited to, mixed-use residential and office zoning.

Local Commercial

Businesses included in this category generally have a

retailing function that serves the needs of local residents and serve as an important source of City sales tax revenue. Businesses are generally smaller (in floor area) than those located within the other categories of commercial land use. The maximum intensity of development permitted in this category will have a floor area ratio of up to .75.

General Commercial

Paragraph
Amended
1/26/94

The majority of the commercial activities in the City and most of the land devoted to commercial enterprise is designated as General Commercial. This designation permits a wide range of retailing, wholesaling, and service activities, and may accommodate other "secondary" activities as well under the structure of specific planning. The General Commercial land use designation is implemented by the General Commercial (GC) zone district through city-wide zoning regulations. It may also be implemented by a variety of specifically-crafted zones under specific plans.

This category of commercial land use represents the largest source of sales tax revenue for the City. Commercial land uses in this category include businesses located along El Camino Real, Encinitas Boulevard, and Highway 101. In addition, the older commercial business districts located in the communities of Cardiff-by-the-Sea and Old Encinitas, are designated as General Commercial. The maximum intensity of development within this land use designation is governed by a floor area ratio of up to 1.0.

Paragraph
Added
1/26/94

The City's specific plans may establish unique commercial zones, in order to implement the General Commercial land use designation tailored to unique circumstances, limitations and opportunities. For example, the Downtown Encinitas Specific Plan establishes two unique commercial districts, the First Street Corridor and Second Street Corridor subdistricts. Under both of these subdistricts, specific plan zoning may provide for "mixed-use" development of residential with the predominant commercial use. Under the First Street subdistrict, commercial uses are intended to provide both for some of the commercial retail and service needs of the surrounding residential community, and commercial activities to serve the needs of persons visiting the City for business and/or recreational purposes. The First Street district is intended for both general and visitor-serving commercial purposes. (Coastal Act/30213)

Visitor-Serving Commercial

The Visitor-Serving Commercial designation specifically applies to those commercial activities that serve persons visiting the City. Land uses within this category are an important source of sales

tax revenue for the City. This designation is also important in implementing Coastal Act policies that call for the identification of hotels, resorts, and other establishments that serve visitors utilizing the City's coastal amenities. The maximum permitted floor area ratio for uses in this category is up to 1.0. (Coastal Act/30213)

Light Industrial

Industrial activities in Encinitas are limited to a few areas of the City, which may have a retailing or wholesaling function that is related to the manufacturing activity. The maximum floor area ratio for land use in this category will be up to 0.75.

Transportation Corridor

The Transportation Corridor category is applied to lands within the I-5 Freeway and the Atchison Topeka and Santa Fe railway corridors. This includes lands under the ownership of the State of California for the freeway, and lands owned or controlled by AT & SF and any subsidiary or successors. These lands are to be reserved and protected for their respective transportation purposes, and shall not allow development or encroachment of any other private use,

structure or facility. Compatible public uses/facilities such as landscaping, localized street widening or realignment, development of a "linear park," public automobile parking or shared parking in a public district, and pedestrian, bicycle or trail facilities may be considered. Public support facilities for the primary transportation use such as public transit stations for AMTRAK or commuter rail service within the AT & SF corridor may be considered.

Public/Semi-Public

Paragraph
Amended
6/22/94

Public uses refer to those activities operated by the City, County, or some other governmental agency and include such facilities operated by the Fire Department, Sheriff's Department, water districts, and school districts.

Activities that are privately owned but are largely controlled or regulated by governmental agencies, such as the Public Utilities Commission, are included in this category as well. Public utilities including purveyors of water and energy are generally referred to as quasi-public activities.

Finally, this category may be applied to the lands of wholly private institutions which are closely associated with community history or identity. These are institutions which by nature are not private residential, nor are they commercial or industrial land uses; their operations and functions are community-service related. The intensity of development for public/semi-public varies widely and the intensity of development in the category will be limited to a maximum floor area ratio of 0.50, except for medical complexes where the maximum floor area ratio will be limited to 1.0.

Paragraph
Added
1/26/94

The Downtown Encinitas Specific Plan establishes a unique public/semi-public zone, the Civic Center zone. This zone district is unique among public/semi-public districts in the City, in that it recognizes the functions of the City's main offices, "City Hall," together with a public library in a potential expanded civic center.

Ecological Resource/Open Space/Parks

This land use designation includes all land that has

been permanently set aside for the public's use or for the preservation of areas deemed ecologically significant. Much of this land within this category is within the public domain. Some limited private uses, ancillary commercial uses, which serve a public recreation related need may be allowed. This category includes public parks (both County, City and State operated), the beaches, wilderness preserves, San Elijo Lagoon, the major SDG&E transmission corridors, and land that will remain undeveloped due to the presence of severe constraints or significant ecological resources that are owned or controlled by public agencies. In coastal zone ecological resource areas designated Ecological Resource/Open Space/Parks, no private or commercial uses shall be permitted, except for small concessions in conjunction with existing or permitted interpretive and/or nature centers, aquacultural operations and restoration projects. Paragraph amended 5/11/95 (Reso. 95-32)

Overlay Designations

In addition to the land use designations that describe the types, intensity, and density of development through-out the City, the Land Use Element contains a number of overlay designations that identify additional standards that will be applied in certain areas of the City.

These overlay designations are based upon a determination of land use suitability defined in terms of environmental constraints/resources, man-made resources/opportunities, and public facility needs.

The following overlay designations indicate those areas of the City where additional development standards will apply so that significant resources are preserved or to minimize any development constraints that may affect future development.

Specific Plan Overlay

City land use policy calls for the preparation of specific plans for certain areas of the City and this overlay identifies those areas for which specific plans will be prepared. Among those areas designated with a specific plan are the Ecke land holdings, and the commercial business districts in Old Encinitas, Leucadia and Cardiff.

Specific plans already in existence at the time of the City's incorporation remain in effect, and any change or addition to development under existing specific plans (such as the Village Park development) will be processed within the framework of that specific plan. Where any inconsistency exists between the intent/policies of the General Plan and pre-incorporation specific plans, the intent/policies of the General Plan will prevail.

Self-Realization Fellowship Church Specific Plan

Self-Realization Fellowship Church and its facilities are recognized as comprising a unique, community-serving institutional land use in terms of the nature and scope of operations and their

visibility and identity with community history. Therefore, it is intended that the lands owned by Self-Realization Fellowship Church located at the southerly end of Old Encinitas and the northerly end of Cardiff (as designated on the Land Use Policy Map) be regulated by a specific plan as defined under State law and as defined below. All land uses and all development regulations and standards to be applied to these Self-Realization Fellowship Church lands shall be as provided by the specific plan.

Until Self-Realization Fellowship Church's specific plan is developed and adopted, all existing uses and operations on Self-Realization Fellowship Church lands encompassed by the Specific Plan Overlay are recognized, and may continue as provided by the regulations of non-conforming uses and structures under the City's Zoning Ordinance. In addition, limited modifications of existing uses and modifications to existing structures may be made, upon a determination by the Director of Community Development that no substantial change of use or substantial expansion of use is involved. No modification of use or structure in this interim period shall be allowed contrary to special study overlay provisions applicable to the area of Self Realization Fellowship lands, including coastal bluff/coastal area regulations.

The specific plan developed and adopted for Self-Realization Fellowship Church area shall include the following requirements:

- All requirements of a Specific Plan under State law shall be satisfied.
- All applicable goals and policies established under this General Plan shall be implemented.
- The range of uses and structures which may be considered shall include the following:
 - a. Temple (main Church worship facility).
 - b. Residential facilities: used in conjunction with Church operations, including individual dwelling; ministers' quarters; group dwellings for monks, nuns and laity, and guest quarters.
 - c. Church administrative offices.

- d. Educational facilities, including religious "Sunday School" operations and educational operations commonly provided in conjunction with a Church.
- e. Secondary meeting facilities, general purpose halls/rooms.
- f. Visitors center/facilities, which may include a museum, bookstore, gift shop, and outdoor decorative gardens.
- g. Food-growing gardens, used in conjunction with Church operations.
- h. Religious retreat facilities.
- i. Parking and other ancillary/accessory support uses and facilities.
- j. All use and development regulations, including setbacks, structural height limits, regulations regarding building mass and bulk, and structural design criteria shall be established.
- k. Satisfaction of California Coastal Act goals and policies.
- l. Processes and procedure for implementation of individual uses and structures (application and review processes).

The allowance of uses, and regulations for placement and development of structures under the Specific Plan, shall recognize and respect the integrity of neighborhoods adjacent to and within the location of the various SRF properties. The types of uses and bulk, scale, placement and design of structures under the Specific Plan shall be regulated to protect the integrity, function and character of these neighborhoods.

El Camino Real/Olivenhain Road Specific Plan

The Land Use Policy Map denotes a specific plan area within the community of New Encinitas at the southeast quadrant of El Camino Real and Olivenhain Road. This land area is currently undeveloped, and includes a portion of the Encinitas Creek streambed and floodplain, and significant steep inland hillsides/bluffs within the El Camino Real scenic view

corridor, which are significant environmental and aesthetic resources. The intersection of El Camino Real and Olivenhain Road is a major entry point into the City, which deserves design attention as such in terms of streetscape and the developed appearance of adjacent properties. The Land Use Policy Map designated Light Industrial uses for lands not impacted by slopes or floodplain at the base of the slopes, low density residential at the top of the slopes, and Ecological Resources/Open Space for the slope and floodplain. Careful and comprehensive consideration must be given to the development of this area to insure protection of its visual/environmental resources and realization of its industrial and residential uses in a manner compatible and supportive of one another. That is the purpose of this specific plan.

Until this specific plan is developed and adopted, no new land use or development within this area shall be allowed. The specific plan shall include the following:

- All requirements of a Specific Plan under State law shall be satisfied.
- All applicable goals and policies established under this General Plan shall be implemented.
- Uses allowed shall be as designated on the Land Use Policy Map. The exact location of boundaries between the industrial, residential and open space land use areas shall be established, based on the intent and criteria of the General Plan.
- Comprehensive development standards shall be established. The design appearance of development in relation to the visual and environmental resources of this area, and protection of the area's floodplain and hillside resources, shall be emphasized.
- A complete circulation/access plan shall be provided. Exclusive access to the residential area from the adjacent residential district at the top of the slope shall be provided. Shared access for all uses at the bottom of the slope shall be provided, which shall minimize impacts to the floodplain and interruptions to traffic flow on El Camino Real and Olivenhain Road.

- Reconfiguration of the El Camino Real/Olivenhain Road interchange may be considered.
- Processes and procedures for implementation of individual uses and structures (application and review processes) shall be established.

Unincorporated Area Specific Plan

The Land Use Policy Map denotes a large specific plan area for some 900+ acres of land, known as the "Ecke holdings" area. This includes portions of the designated Leucadia, New Encinitas and Old Encinitas communities. All the lands within this specific plan area are outside of current (1988) incorporated City boundaries, but are within the City of Encinitas sphere of influence. This area is currently largely devoted to agricultural and open space uses, and includes some dramatic and important visual and environmental resources. The area is of significant concern under California Coastal Act policies, and includes several links vital to the functioning of the City's Circulation Plan.

The specific plan for this area is to serve as its comprehensive and detailed blueprint for development and use. As such, the specific plan shall be adopted prior to any annexation of land, or any new development and use other than modification and continuation of the existing agricultural uses. The specific plan for this area shall include the following:

- Implementation of all applicable goals, policies and provisions of the General Plan, notably those especially established for this area under the Land Use and Circulation elements, including land use allowances/limitations and circulation requirements for Leucadia Boulevard extension.
- Processes and procedures for implementation of individual uses and structures (application and review processes) shall be established.

Central Corridor Specific Plans for Leucadia, Old Encinitas and Cardiff-by-the-Sea

The Land Use Policy Map denotes specific plan areas for the beach-side commercial corridors of each of the three coastal communities of the City. Each of these includes the historic commercial district for the community: the Highway 101 strip for Leucadia, the

First Street and Second Street core for Old Encinitas, and the commercial "village" along San Elijo Avenue in Cardiff. For Leucadia and Old Encinitas, the specific plan areas include a good portion of the surrounding residential districts as well. These areas are the historic center of each of the beach communities, and constitute the substantial community identity of each. Each has seen its initial development long ago, and has had a long-established current pattern of relatively small-lot subdivisions, and intensive but small-scale development and use. These areas are now experiencing transition, redevelopment and redefinition of use and community function. Each is unique to the City in its character and style. The purpose of these specific plans is to treat the unique aspects, problems and opportunities of each; to maintain their unique identity, community character and scale, while fostering rehabilitation and successful economic restructuring. Beyond the standard provisions and regulations of City-wide zoning, each through its specific plan is to have unique treatment of use, development and design regulations. The specific plans are also intended to coordinate between redevelopment, capital improvement, cultural resource preservation, transit corridor development, coastal zone access and use, and traditional land use and development effects within each area.

Different from the other specific plan areas noted above, new development and use proposals within each of these specific plan areas may be considered prior to the adoption of its specific plan. Such proposals shall be consistent with the land use designations shown on the Land Use Policy Map. To such proposals, however, the City and each of its approval authorities may apply more restrictive use, development and design limitations than those established under standard zoning, in order to protect the unique character and opportunities of each area and the viability of the area's pending specific plan. Each of these specific plans shall include the following:

- All requirements of a specific plan under State law shall be satisfied.
- All applicable goals, policies and provisions established under this General Plan shall be implemented.
- All applicable Coastal Act policies shall be addressed.

- Use allowances, development standards, design criteria, landscape standards, streetscape and district design plans unique to the needs, opportunities and circumstances of each area shall be established.
- The specific plan shall coordinate and establish consistency between land use/development, redevelopment efforts, capital improvement projects, transit corridor use/development, cultural resource preservation efforts, and economic redevelopment/rehabilitation efforts within the area.
- Project application and review procedures shall be established.

Further discussion relevant to each of these three specific plans is found below under the discussion of land use policy for the Leucadia, Old Encinitas and Cardiff communities.

Scenic/Visual Corridor Overlay

The Coastal Act calls for the identification and preservation of significant viewsheds within the coastal zone. Section 30251 of the Coastal Act states that "the scenic and visual qualities of the coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas....". According to the past actions and precedents set by the Coastal Commission, the primary concern of this section of the Coastal Act is the protection of ocean and coastal views from public areas (highways, parks, beach accessways, viewpoints, etc.).

This overlay designation identifies those areas of the City where significant aesthetic and visual resources need to be considered before new development proceeds to ensure that significant viewsheds are retained. This overlay will also be used to designate scenic highways and roads in the City.

Special Study Overlay

This overlay designation may be applied to a number of land use categories including residential, commercial and industrial. The Special Study Overlay designation will be used for preserving environmentally significant areas, as well as indicate those areas

where development standards will be more stringent to minimize potential hazards to future development.

The corresponding overlay zones contained in the City's Zoning Ordinance include the Coastal Bluff Overlay Zone district (CBO), Hillside/Inland Bluff Overlay Zone district (H/IBO), Flood Plain Overlay Zone district (FPO), Cultural/ Natural Resource Overlay Zone district (CNRO), Agricultural Overlay Zone district (AGO) and Scenic/Visual Corridor Overlay Zone district (S/VCO).

Public Facilities Overlay

The Public Facilities Overlay designation identifies those areas of the City where future public facilities such as schools, libraries, and other facilities might be located at some future time. The precise location of these facilities may be difficult to determine at present, though the general area in which these facilities are to be located can be identified. The use of this designation and its corresponding zoning category is analogous to a "floating zone" which designates, in a general way, where a particular type of activity or use will be located.

Special Study Overlay

The Land Use Policy contained in this Element considers a wide range of environmental and man-made factors. Areas of special significance to the community, the presence of potential hazards, and the character of the existing neighborhoods were all considered in the development of land use policy.

The Public Safety Element identifies those areas subject to a number of environmental constraints including flooding, landslides, and seismic hazards. The Resource Management Element, in turn, identifies those areas containing significant ecological or natural resources. A map which indicates those areas where special consideration needs to be given before future development proceeds, was prepared and is included in Figure 1.

The areas identified in Figure 1, fall within a Special Studies Overlay designation that recognizes the need for development limitations and additional development standards to avoid significant environmental constraints or to conserve any unique natural or cultural resources before future development occurs. As indicated earlier, a number of environmental constraints, hazards and resources need to be considered before future development proceeds.

These constraints include both natural and man-made factors which may affect future development.

Flooding: The Federal Emergency Management Agency (FEMA) prepared a series of maps identifying those areas of the City that might be subject to flooding in the event of a major storm. These maps, referred to as Flood Insurance Rate Maps (FIRM maps) indicate areas that may be inundated in the event of a 100-year and a 500-year storm and are reproduced in the Public Safety Element Technical Report. In addition, the maps indicate the base flood elevations at selected intervals of the floodway. The maps indicate that there is a potential for flooding from Encinitas Creek, Escondido Creek, and along a number of smaller streams in the Planning Area. Much of the coastal areas would also be affected by high waves resulting from either offshore storms, unusually high tides or a combination of both. Specific mitigation measures are required for new development constructed within these areas to prevent loss of life, injury, and reduce the potential for property damage. Additional flood hazard mapping is needed and until this mapping for the City is completed, existing maps available through the Army Corps of Engineers and the County of San Diego are to be used to define flooding boundaries.

TABLE 2
LAND USE DESIGNATIONS AND ZONING DISTRICTS

Designation	Development* Density/Intensity	Corresponding Zone District
<u>Residential</u>		
Rural	1/du/2,4,8 acres (net)	Rural (R)
Rural Residential 1	1/du/acre	Rural Residential 1 (RR-1)
Rural Residential 2	1-2 du/acre	Rural Residential 2 (RR-2)
Residential 3	1-3 du/acre	Residential 3 (R-3)
Residential 5	1-5 du/acre	Residential 5 (R-5)
Residential 8	1-8 du/acre	Residential 8 (R-8)
Residential 11	1-11 du/acre	Residential 11 (R-11)
	Single Family	Residential 11 (RS-11)
Residential 15	1-15 du/acre	Residential 15 (R-15)
Residential 25	1-25 du/acre	Residential 25 (R-25)
Mobile Home Park	1-11/25 du/acre	Mobile Home Park (MHP)
*For Residential development, projected density is mid-range for each category.		
<u>Commercial</u>		
Office-Professional	FAR-.75	Office-Professional (OP)
Local Commercial	FAR-.75	Local Commercial (LC)
		Limited Local Commercial (LCC)
General Commercial	FAR-1.0	General Commercial (GC)
Visitor-Serving Commercial	FAR-1:0	Visitor-Serving Commercial (LVSC)
<u>Industrial</u>		
Light Industrial	FAR-.75	Light Industrial (LI)
		Business Park (BP)
<u>Public</u>		
Public/Semi-Public Transportation	FAR-.50 (1.0 for medical complexes)	Public/Semi-Public (P/SP)
		Transportation Corridor (TC)
<u>Open Space</u>		
Ecological Resource/ Open Space/Parks		Ecological Resource/ Open Space/Park
<u>Overlay Designations</u>		
Specific Plan Overlay		Specific Plan (SP)
Special Study Overlay		Coastal Bluff Overlay (CBO)
		Hillside/Inland Bluff Overlay (H/IBO)
		Floodplain Overlay (FPO)
		Cultural/Natural Resources Overlay (C/NRO)
		Agricultural Overlay (AGO)
Public Facilities Overlay		Public Facilities Overlay (PFO)
Scenic/Visual Corridor		Scenic/Visual Corridor Overlay (S/VCO)

CONFIDENTIAL - SECURITY INFORMATION

1. The following information was obtained from a confidential source who has provided reliable information in the past.

2. The source has provided information that the following individuals are involved in the activities described in the above captioned matter.

3. The source has provided information that the following individuals are involved in the activities described in the above captioned matter.

4. The source has provided information that the following individuals are involved in the activities described in the above captioned matter.

5. The source has provided information that the following individuals are involved in the activities described in the above captioned matter.

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22. The source has provided information that the following individuals are involved in the activities described in the above captioned matter.

23. The source has provided information that the following individuals are involved in the activities described in the above captioned matter.

Hillsides/Inland Bluffs: Topography in portions of the Planning Area contain slopes that may be too steep to readily accommodate development. The potential for slope failure and landslides is often high due to grading practices prior to construction and overwatering after hillside developments have been completed. In addition, many hillside areas may fail during an earthquake. Many of these areas with slopes exceeding 25% are located adjacent to the streams that cross the City and form linear bands of open space that generally parallel the streams. Slope constraints are mapped in Figure 1: Land Use Suitability Map included in this Element and in the Public Safety Element Technical Report.

Geologic Hazards: The entire Planning Area is located within a seismically active region that has been subject to major earthquakes in the past. The Elsinore and San Jacinto fault zones are the two major active faults located within a fifty mile radius of the City. There may be other major faults that are buried under alluvium or their geomorphological traces have been obliterated due to natural weathering. Two of the most destructive earthquakes that occurred in California in recent years, the Coalinga and Whittier earthquakes, originated from previously unknown faults.

There are no known or suspected active faults located in the Planning Area and, as a result, the City is not subject to the provisions of the Alquist-Priolo Act. Previously unknown faults may be discovered in the future which may require additional analysis to determine the potential for surface rupture and other seismic effects. A number of smaller fault traces have been identified in the Planning Area and these are indicated in a figure included in the Public Safety Element.

Coastal Bluffs: The coastal bluffs are part of the dynamic land-ocean interface that is continually changing. Changes in the patterns of weather, severe storms, and even man-made factors can accelerate the weathering processes that effect the coastline. In recent years, a number of homes and other improvements have been damaged due to bluff failure and there is no indication that these bluffs will become inactive in the near future. For this reason, future intensification of development near the bluff edges is discouraged under the land use policy.

Noise: Noise impacts from traffic and aircraft as well as stationary sources can serve as a constraint to development if mitigation is not possible or if it is overly expensive. The Noise Element describes the existing noise environment using maps that indicate high levels of noise in the Planning Area. The Noise Element also identifies noise sources and recommends goals and policies that will be useful in reducing the effects of noise if not the actual intensity. The land use policy also discourages the placement of noise sensitive land uses in areas that are subject to high noise levels.

Agricultural Land: A substantial portion of the Planning Area is involved in agricultural production, mostly cut flowers. Several areas within Encinitas have been identified by the USDA as having prime agricultural soils, though most of the Class III soils elsewhere in the City are well suited to the crops currently grown here. While the presence of prime agricultural soils or ongoing agricultural production is not necessarily a constraint to development, the City, State of California, and the Coastal Commission is alarmed over the amount of agricultural land that has been lost to development.

Cultural/Historic Resources

A large number of archaeological sites have been discovered in the Planning Area and, without a doubt, many more sites will be discovered in coming years. All areas within the City and the surrounding unincorporated sphere of influence have been identified as having either a low cultural resource sensitivity, moderate sensitivity, or a high sensitivity. These categories were used in developing the Special Study Overlay included in Figure 1 and corresponds with those high sensitivity areas indicated in the Resource Management Element as having a high sensitivity. These areas are generally unsurveyed wilderness areas or lands under some form of agricultural production where there has been a minimal amount of soil removed or disturbed. Most of these areas are located in the community of Olivenhain and the unincorporated areas within the City's designated sphere of influence.

A number of buildings which have historical importance for the City have also been identified in the Resource Management Element Technical Report. A more thorough survey of City-wide historically/architecturally significant resources, and follow-up preservation programs are addressed in the Resource Management Element.

In terms of the relationship of these resources with land use/development policy, the presence, significance and protection of cultural/historic resources should be addressed through the City's environmental review processes and zoning regulations. Until more thorough programs for cultural/historic resource preservation can be devised, a system of screening development applications and building/demolition permits shall be implemented to avoid unintended loss of resources.

Ecological Resources

A major focus of the policies contained in the Land Use and Resource Management elements is concerned with preserving the rich natural resources located in the wilderness areas. Many unique plant and animal communities are found within the City and residents are concerned that future development will destroy these habitats. Many of these ecologically sensitive areas correspond to those areas with environmental constraints including potential for flooding and steep slopes.

Implications of Land Use Policy

The implementation of the land use policy contained in this Element will permit additional development though this growth will be managed in a manner that is consistent with Citywide goals and objectives. The distribution of land uses Citywide is indicated in Table 3.

Paragraph
Amended
7/10/91
12/4/91
4/16/92
6/16/93
1/26/94
6/22/94

The potential development capacity of a community may be better estimated by determining its "mid-range development capacity" which assumes that under realistic circumstances, a community will be developed to about 80% of its build-out maximum capacity. The entire Planning Area, if it were developed to mid-range capacity, would have an estimated 25,842 housing units representing an increase of approximately 5,881 units over the existing number.

Paragraph
Amended
7/10/91
12/4/91
4/16/92
6/16/93
1/26/94
6/22/94

The potential population that will be anticipated to result with the implementation of the land use policy can be estimated by multiplying the number of units expected under build-out by the average number of persons per household. Assuming an average household size of 2.52 persons in the year 2010 and mid-range density for each residential land use category is achieved, an estimated 65,122 persons would be living in the planning area.

**Land Use
Policy for
Communities**

The land use distribution information and policy maps for each of the five communities comprising the City are provided in the following sections. Unincorporated areas within the City's General Plan planning area and Sphere of Influence are divided among the four communities of Olivenhain, Leucadia, Old Encinitas and New Encinitas.

TABLE 3
LAND USE DISTRIBUTION AND SPHERE¹

Land Use Designation	Area (2)	% of Total Planning Area	Dwelling Units (3)	Population (4)
<u>Residential</u>				
Rural Residential	2,845	21%	562	1,416
Rural Residential 1	916	7%	549	1,383
Rural Residential 2	1,184	9%	1,421	3,581
Residential 3	1,894	14%	3,788	9,546
Residential 5	637	5%	2,038	5,136
Residential 8	1,431	11%	7,441	18,751
Residential 11	828	6%	6,293	15,858
Residential 15	130	1%	1,351	3,405
Residential 25	76	1%	1,216	3,064
Mobile Home Park	47	0%	244	615
<u>Commercial</u>				
Office-Professional	88	1%	5	13
Local Commercial	11	0%		
General Commercial	400	3%	424	1,068
Visitor-serving Commercial	58	0%	35	88
<u>Industrial</u>				
Light Industrial	64	0%		
<u>Public</u>				
Transportation	432	3%		
Public Semi-Public	446	3%		
Ecological Resource/Open Space/Parks	1,206	9%		
Agricultural Preserve	0	0%		
SUBTOTAL	12,693	95%	25,367	63,924
Encinitas Ranch Specific Plan ⁵	853	6%	1,005 ⁶	2,533
TOTAL	13,546	100%	26,372	66,457

- (1) Includes unincorporated area within the Sphere of Influence.
- (2) Area is expressed in gross acreage.
- (3) Based on net acreage (gross minus 20% for constraints, and mid-range density for each residential classification, except within the Encinitas Ranch Specific Plan area, see Footnote 6).
- (4) Based on 2010 estimate of 2.52 persons per unit (Final Series 7 Regional Growth Forecasts).
- (5) See Table 3a for Encinitas Ranch Specific Plan Land Use Distribution Summary.
- (6) Based on acreage multiplied by mid-range density for each residential classification.

Table Amended 7/10/91, 12/4/91, 4/16/92, 6/16/92, 1/26/94, 6/22/94 and 9/21/94

TABLE 3a

ENCINITAS RANCH SPECIFIC PLAN LAND USE DISTRIBUTION
(Alternative A Summary)

Land Use	Acreage	Comm/Office	Density	Mid. DU ⁽¹⁾	Max. DU ⁽²⁾
Single Family Residential	3.4		0.9	2 DU	3 DU
Single Family Residential	69.9		3.0	174 DU	210 DU
Single Family Residential	21.9		5.0	87 DU	110 DU
Single Family Residential Total	95.2			263 DU	323 DU
Multi-Family Residential	8.0		10.0	72 DU	80 DU
Green Valley Mixed-Use Multi-Family Residential	11.5		25.0	258 DU	287 DU
Commercial/Office/Residential Church/School Site	3.9 10.9	50,000 SF 41,000 SF ⁽³⁾		107 DU	117 DU
East Saxony Mixed-Use Multi-Family Residential Commercial/Office Quail Botanical Gardens Expansion	9.4 13.0 14.5	75,000 SF ⁽⁴⁾	20.0	164 DU	188 DU ⁽⁴⁾
West Saxony Mixed-Use Multi-Family Residential Office	8.1 4.9	25,000 SF	20.0	141 DU	163 DU
Open Space ⁽⁶⁾	222.0				
Golf Course & Club House	151.7				
Agriculture	136.4				
Regional Commercial Center	73.8	650,000 SF ⁽⁷⁾			
Elementary School	11.4				
Major Roads	48.5				
Magdalena Ecke Park	29.8				
PROJECT TOTAL	853.0	841,000 SF		1,005 DU	1,158 DU

- (1) Based on acreage multiplied by mid-range density for each residential classification.
- (2) Based on acreage multiplied by maximum density for each residential classification.
- (3) If this 10.9-acre site does not build-out with church/school uses, then the site could develop with multi-family homes, provided the total number of dwelling units permitted within the Green Valley Mixed-Use Zone shall not exceed 542 DU.
- (4) Up to 75,000 SF of commercial/office development with a Floor Area Ratio not to exceed 0.1324 may be constructed on up to 13.0 acres in this area of the East Saxony Planning Area. Any land within the 13.0 acres remaining undeveloped may develop with multi-family residences at densities up to 20 du/ac, provided that no more than 260 dwellings may be constructed on the parcel.
- (5) This parcel could develop with residential care facilities at a similar intensity. If such use is constructed on the 9.4 acres, then the total maximum dwelling unit count for the Encinitas Ranch Specific Plan area would be reduced by 188 dwelling units.
- (6) Open Space acreage includes undisturbed land, manufactured slopes adjacent to roads, drainage detention areas, trails outside of the golf course, and the linear greenbelt/recreation area adjoining El Camino Real.
- (7) An additional 15,000 SF of building area for possible community-oriented uses such as a community theater shall be permitted in excess of the allowable 650,000 SF for commercial and office uses.

Table Added 9/21/94

LAND USE POLICY: COMMUNITY OF CARDIFF-BY-THE-SEA

Distribution of Land Use

Land use policy for the Cardiff community calls for new development to generally correspond with existing types and intensities of development. The community will continue to be predominantly residential in character with the higher densities concentrated in that portion of the community west of the Interstate 5 Freeway. Residential areas east of the freeway are generally lower density than that found west of the freeway.

Commercial development will continue to be generally concentrated in two areas. The first area includes the central business district of the community that is located in an area east of Vulcan Avenue between Birmingham Drive and Glenn Park. A second commercial center includes properties immediately adjacent to the freeway on Birmingham Drive. Smaller commercial areas are located along Highway 101 just before the highway crosses the San Elijo Lagoon and a fourth area designated for commercial development is located south of Santa Fe Drive west of the freeway.

There are several large areas designated for public use or designated as permanent open space. Public beaches extend along the entire length of the coastline, along the westernmost margin of the community. The land use designation for the beaches is Ecological Resource/Open Space/Parks, which is consistent with their public use.

Commercial Revitalization

Much of the land designated for commercial land uses in the community is located along Highway 101. The Cardiff highway commercial district is the focus of policies calling for the revitalization of the entire commercial corridor that extends along the entire length of Highway 101. That portion of the Highway 101 commercial corridor that passes through Cardiff is designated as a target area to be considered for redevelopment. The objectives of redevelopment for this area will include:

- ° Elimination of blighted and underutilized commercial properties located along the entire length of Highway 101 as it passes through Cardiff.
- ° Implementation of strategies that would enhance the appearance of the Highway 101 streetscape and the railroad right-of-way located east of Highway 101.

- ° Creation of an attractive commercial district that would serve the needs of both local residents and visitors to the Community. (Coastal Act/30250)
- ° Implementation of design guidelines to provide unity in urban design and to capture the beach town atmosphere.
- ° Provide public improvements (including roadway, parking, traffic control, drainage, etc.) necessary to ensure continued viability of district in the future.
- ° Improve the economic and revenue base of the City and community for future improvements that will serve the public good.

In addition to the use of redevelopment to upgrade the utilization and appearance of the commercial district, much of the area along Highway 101 and Vulcan Avenue is included in the Cardiff Specific Plan Area (refer to Figure 2).

The Specific Plan will be based on the following objectives:

- ° Commercial development will be compatible with surrounding residential uses relative to height, building bulk and mass and related complimentary uses;
- ° View preservation standards will be developed that preserve existing public views and to the extent possible, private views;
- ° A streetscape program will be established that compliments and enhances usual quality of the community;
- ° Establishment of standards that will help to revitalize the commercial corridor;
- ° Provision of residential uses in commercial zones along the corridor may be considered, provided the residential uses are secondary to the principal commercial function of these zone districts;

- ° Development of standards for development to vary design, setbacks, materials, colors, landscaping and the like to ensure a variation in the design of individual projects that can be tied together via common parking and internal circulation, and a common streetscape design;
- ° Possible location of a transit station/facility along the railroad corridor; and
- ° Implementation of all applicable goals and policies established under the General Plan.

The Self Realization Fellowship is located in both Cardiff and Old Encinitas, and is also identified as Specific Plan Area. Additional discussion of this Specific Plan is included under the description of Specific Plan uses in this Element.

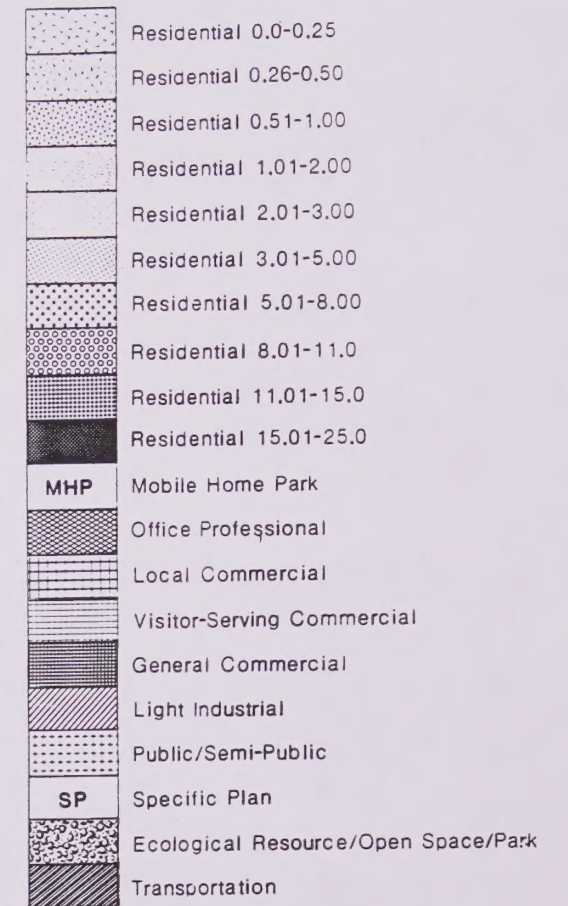
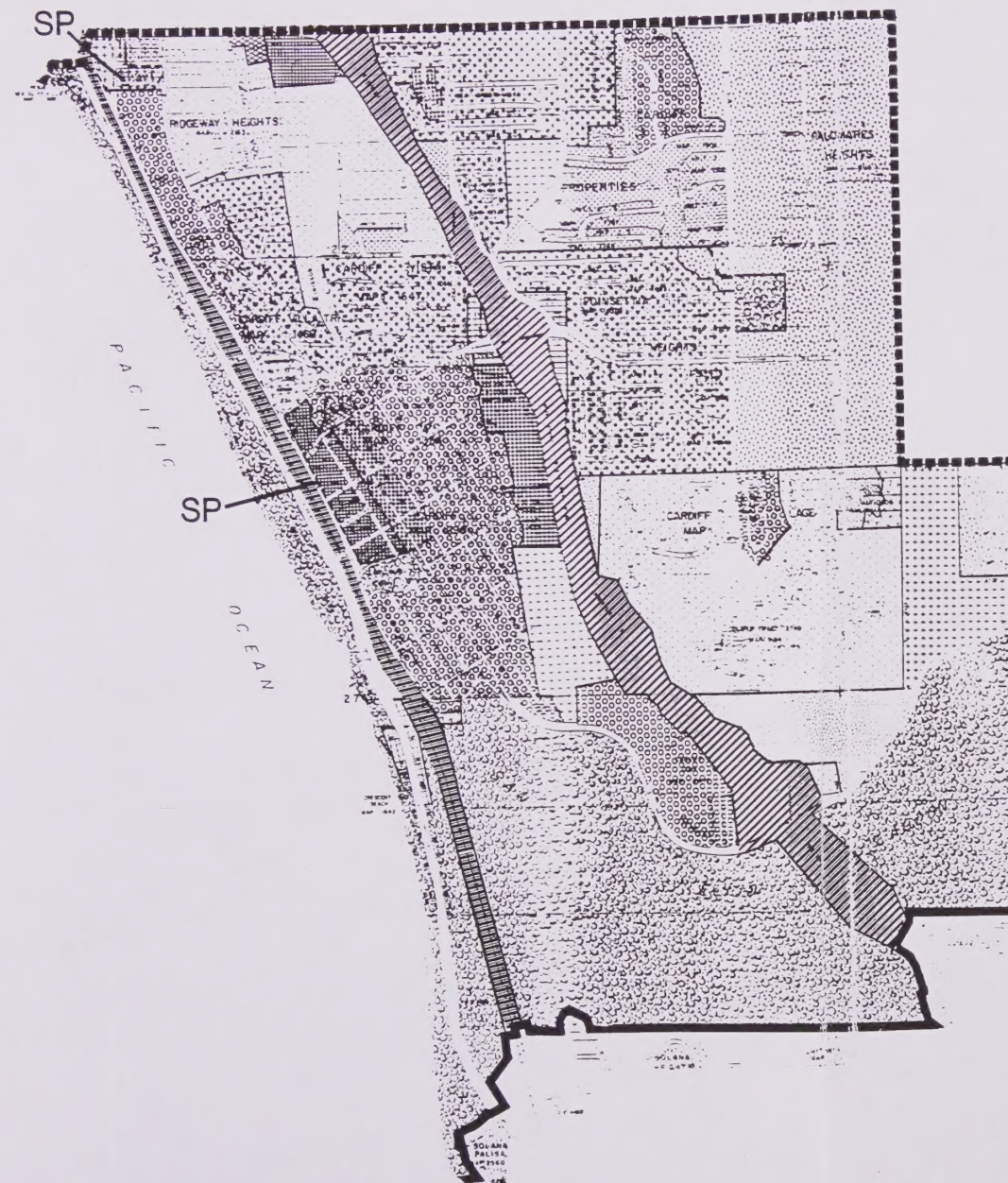
The distribution of land uses for the Cardiff community are described in Table 4. The location and extent of the land use designations which apply to the Cardiff-by-the-Sea are indicated in Figure 2.

TABLE 4
DISTRIBUTION OF LAND USE: CARDIFF-BY-THE-SEA

Land Use Designation	Area (1)	% of Total Planning Area	Dwelling Units (2)	Population (3)
<u>Residential</u>				
Rural Residential	7	0%	1	4
Rural Residential 1	259	11%	155	390
Rural Residential 2	54	2%	65	163
Residential 3	300	13%	600	1,512
Residential 5	92	4%	294	741
Residential 8	310	14%	1,612	4,062
Residential 11	250	11%	1,900	4,788
Residential 15	42	2%	437	1,101
Residential 25	0	0%	0	0
Mobile Home Park	0	0%	0	0
<u>Commercial</u>				
Office-Professional	5	0%		
Local Commercial	0	0%		
General Commercial	36	2%		
Visitor-serving Commercial	19	1%		
<u>Industrial</u>				
Light Industrial	0	0%		
<u>Public</u>				
Transportation	217	10%		
Public Semi-Public	113	5%		
Ecological Resource/ Open Space/Parks	563	25%		
Agricultural Preserve	0	0%		
TOTAL	2,267	100%	5,064	12,761

- (1) Area is expressed in gross acreage.
- (2) Based on net acreage (gross minus 20% for constraints, and mid-range density for each residential classification).
- (3) Based on 2010 estimate of 2.52 persons per unit (Final Series 7 Regional Growth Forecasts).

Table Amended 12/4/91



NOTE: Special Study Overlay shown in Figure 1 also applies to Land Use Policy for this community.

Figure 2
Land Use Policy:
Cardiff-by-the-Sea

Please refer to the General Plan Land Use Policy Map in the Encinitas Community Development Department for parcel specific designations.

↑ North 0 2000
scale in feet

LAND USE POLICY: COMMUNITY OF LEUCADIA

Distribution of Land Use

Land use policy for Leucadia will not significantly alter the existing distribution and character of development in the community. The majority of the community will remain predominantly residential in character with commercial uses concentrated along the Highway 101 corridor and at the Leucadia Boulevard/Interstate 5 interchange. Finally, the beaches along the coast are designated as Ecological Resource/Open Space/Parks.

New development in the community will be restricted to infill and recycling in the residential neighborhoods where vacant lots and green houses will ultimately be developed in residential uses. However, land use policy for the 101 corridor within Leucadia focuses on ways to redevelop and revitalize the business district located along this corridor.

The community is effectively divided into three sections by the Interstate 5 Freeway and Highway 101. The areas designated for the lowest residential densities are located in an area east of the Interstate 5 Freeway. Finally, the residential land use designations that permit the greatest densities of development are applied to those neighborhoods located in the coastal areas west of Highway 101. The distribution of land use provided for under the land use policy is summarized in Table 5. The location and extent of land use designations within Leucadia are shown in Figure 3.

Commercial Revitalization

Virtually all of the land designated for commercial in the community is located along Highway 101. The Leucadia highway commercial district is the focus of policies calling for the revitalization of the entire commercial corridor that extends along the entire length of Highway 101. That portion of the Highway 101 commercial corridor that passes through Leucadia is designated as a target area to be considered for redevelopment. The objectives of redevelopment for this area will include:

- ° Elimination of blighted and underutilized commercial properties located along the entire length of Highway 101 as it passes through Leucadia, but retaining "home-grown" businesses like art stores, antiques, handicrafts, and surf shops. Rehabilitation, rather than replacement should occur where practical.

- ° Implementation of strategies that would enhance the appearance of the Highway 101 streetscape and the railroad right-of-way located east of Highway 101.
- ° Creation of an attractive commercial district that would serve the needs of both local residents and visitors to the Community. (Coastal Act/30250)
- ° Implementation of design guidelines to provide eclectic styles but unity in overall urban design, to capture the beach town atmosphere, and to retain the existing desirable elements of scale, pedestrian accessibility and design.
- ° Provide public improvements (including roadway, parking, traffic control, drainage, etc.) necessary to ensure continued viability of the district in the future.
- ° Improve the economic and revenue base of the City and community for future improvements that will serve the public good.

In addition to the use of redevelopment to upgrade the utilization and appearance of the commercial district, much of the area along Highway 101 and Vulcan Boulevard is included in the Leucadia Specific Plan Area (refer to Figure 3). The Specific Plan will be based on the following objectives:

- ° Establishment of standards and uses that compliment adjacent residential uses, enhance the appearance of Highway 101 streetscape and railroad right-of-way, and create an attractive commercial district that would serve the needs of both local residents and visitors to the community;
- ° Establishment of standards that will help to revitalize the commercial corridor;
- ° Provision of residential uses in commercial zones along the corridor may be considered provided the residential uses are secondary to the principal commercial function of these zone districts;
- ° Development of standards for development to vary design, setbacks, materials, colors, landscaping and the like to ensure a variation in the design of individual projects that can be tied together via common parking and internal circulation, and a common streetscape design;

• Establishment of uses (including the possible locations for transit stops), and standards for circulation and design for the railroad corridor; and

• Implementation of all applicable goals and policies established under the General Plan.

TABLE 5
DISTRIBUTION OF LAND USE: LEUCADIA

Land Use Designation	Area (1)	% of Total Planning Area	Dwelling Units (2)	Population (3)
<u>Residential</u>				
Rural Residential	0	0%	0	0
Rural Residential 1	409	14%	245	617
Rural Residential 2	283	10%	340	857
Residential 3	859	29%	1,718	4,329
Residential 5	68	2%	218	549
Residential 8	198	7%	1,030	2,596
Residential 11	176	6%	1,338	3,372
Residential 15	6	0%	62	157
Residential 25	10	0%	160	403
Mobile Homes	0	0%	0	0
<u>Commercial</u>				
Office-Professional	15	1%		
Local Commercial	0	0%		
General Commercial	42	1%		
Visitor-serving Commercial	26	1%		
<u>Industrial</u>				
Light Industrial	1	0%		
<u>Public</u>				
Transportation	108	4%		
Public Semi-Public	14	0%		
Ecological Resource/ Open Space/Parks	36	1%		
Agricultural Preserve	0	0%		
 SUBTOTAL	 2,251	 76%	 5,111	 12,880
Encinitas Ranch Specific Plan ⁴	703	24%	499 ⁵	1,257
 TOTAL	 2,954	 100%	 5,610	 14,137

- (1) Area is expressed in gross acreage.
- (2) Based on net acreage (gross minus 20% for constraints, and mid-range density for each residential classification, except within the Encinitas Ranch Specific Plan area, see Footnote 5).
- (3) Based on 2010 estimate of 2.52 persons per unit (Final Series 7 Regional Growth Forecasts).
- (4) See Table 5a for Encinitas Ranch Specific Plan Land Use Distribution Summary.
- (5) Based on acreage multiplied by mid-range density for each residential classification.

Table Amended 4/16/92, 6/22/94, 9/21/94

TABLE 5a

ENCINITAS RANCH SPECIFIC PLAN
LAND USE DISTRIBUTION SUMMARY: LEUCADIA
 (Alternative A Summary)

Land Use	Acreage	Comm/Office	Density	Mid. DU ⁽¹⁾	Max. DU ⁽²⁾
Single Family Residential	3.4		0.9	2 DU	3 DU
Single Family Residential	69.9		3.0	174 DU	210 DU
Single Family Residential	21.9		5.0	87 DU	110 DU
Single Family Residential Total	95.2			263 DU	323 DU
Multi-Family Residential	8.0		10.0	72 DU	80 DU
East Saxony Mixed-Use					
Multi-Family Residential	9.4	75,000 SF ⁽³⁾	20.0	164 DU	188 DU ⁽⁴⁾
Commercial/Office	13.0				
Quail Botanical Gardens Expansion	14.5				
Open Space ⁽⁵⁾	194.8 ⁽⁶⁾				
Golf Course & Club House	151.7				
Agriculture	136.4				
Elementary School	11.4				
Major Roads	38.8				
Magdalena Ecke Park	29.8				
PROJECT TOTAL	703.0	75,000 SF		499 DU	591 DU

(1) Based on acreage multiplied by mid-range density for each residential classification.

(2) Based on acreage multiplied by maximum density for each residential classification.

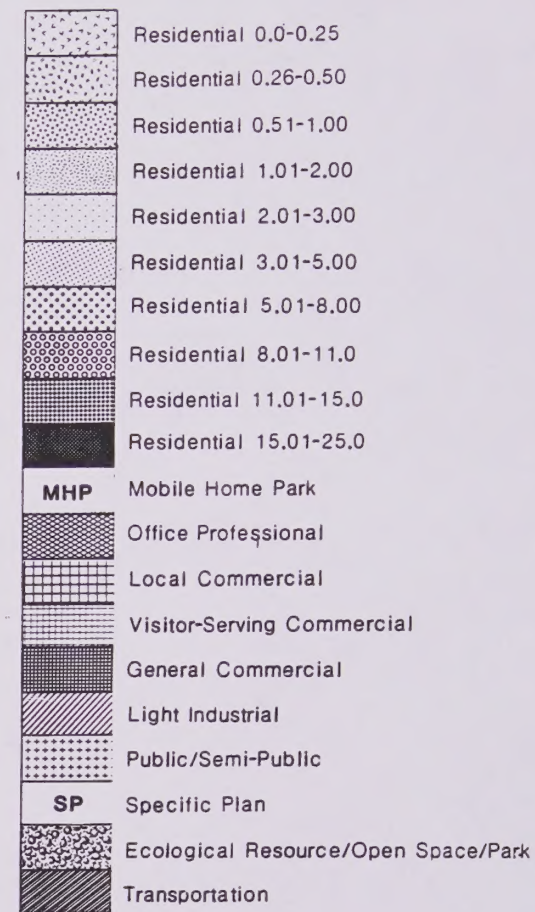
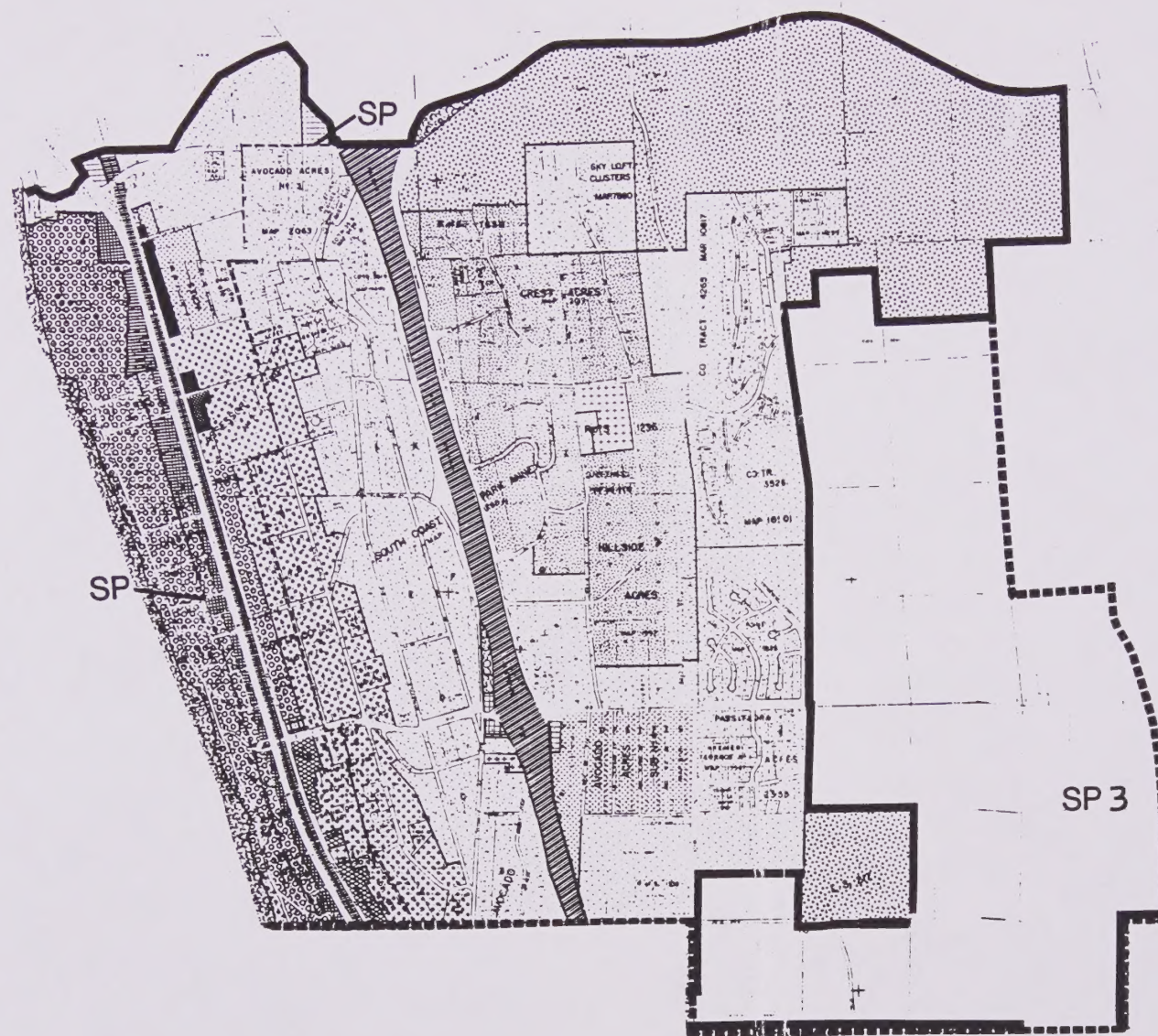
(3) Up to 75,000 SF of commercial/office development with a Floor Area Ratio not to exceed 0.1324 may be constructed on up to 13.0 acres in this area of East Saxony Planning Area. Any land within the 13.0 acres remaining undeveloped may develop with multi-family residences at densities up to 20 du/ac, provided that no more than 260 dwellings may be constructed on the parcel.

(4) This parcel could develop with residential care facilities at a similar intensity. If such use is constructed on the 9.4 acres, then the total maximum dwelling unit count for the Encinitas Ranch Specific Plan area would be reduced by 188 dwelling units.

(5) Open Space acreage includes undisturbed land, manufactured slopes adjacent to roads, drainage detention areas, trails outside of the golf course, and the linear greenbelt/recreation area adjoining El Camino Real.

(6) Includes the open space bluffs located within the Green Valley Planning Area of the Specific Plan.

Table Added 9/21/94



NOTE: Special Study Overlay shown in Figure 1 also applies to Land Use Policy for this community.

Figure 3
Land Use Policy:
Leucadia

Encinitas
General Plan
Amended 9/21/94

Please refer to the General Plan Land Use Policy Map in the Encinitas Community Development Department for parcel specific designations.

↑ North 0 2000
scale in feet

LAND USE POLICY: COMMUNITY OF NEW ENCINITAS

Distribution of Land Use

The land use policy for the community of New Encinitas will not result in any substantial changes in the patterns and densities of development over that which presently exists. Residential land use designations correspond with the type and density of existing divisions. Some infill will occur, especially in those areas where greenhouses are located. Other large tracts of undeveloped land in the southern portion of the planning area will be developed as larger lot family residences in the future.

The primary commercial area in the City is located in New Encinitas along both sides of El Camino Real, with a major concentration of this activity at the intersection of El Camino Real and Encinitas Boulevard. The area along these two streets will continue to act as the City's main business district in the future and will require additional public improvements to accommodate this activity.

The distribution of land uses for the New Encinitas community are described in Table 6. The location and extent of the land use designations which apply to New Encinitas are indicated in Figure 4.

Commercial Revitalization

Most of the land designated for commercial land uses in the community is located along El Camino Real and Encinitas Boulevard. Those portions of both streets that pass through New Encinitas are designated as target areas to be considered for redevelopment. The objectives of redevelopment for this area will include:

- ° Elimination of blighted and underutilized commercial properties located along both El Camino Real and Encinitas Boulevard as they pass through New Encinitas.
- ° Implementation of strategies that would enhance the appearance of the El Camino Real and Encinitas Boulevard streetscapes.
- ° Creation of an attractive commercial district that would serve the needs of both local residents and visitors to the Community. (Coastal Act/30250)
- ° Implementation of design guidelines to provide unity in urban design.

TABLE 6
DISTRIBUTION OF LAND USE: NEW ENCINITAS

Land Use Designation	Area (1)	% of Total Planning Area	Dwelling Units (2)	Population (3)
<u>Residential</u>				
Rural Residential	17	1%	2	5
Rural Residential 1	0	0%	0	0
Rural Residential 2	12	1%	14	35
Residential 3	408	17%	816	2,056
Residential 5	287	12%	918	2,313
Residential 8	841	35%	4,373	11,020
Residential 11	193	8%	1,467	3,697
Residential 15	26	1%	270	681
Residential 25	17	1%	272	685
Mobile Homes	47	2%	244	615
<u>Commercial</u>				
Office-Professional	28	1%		
Local Commercial	3	0%		
General Commercial	179	7%		
Visitor-serving Commercial	0	0%		
<u>Industrial</u>				
Light Industrial	34	1%		
<u>Public</u>				
Transportation	0	0%		
Public Semi-Public	106	4%		
Ecological Resource/ Open Space/Parks	79	3%		
Agricultural Preserve	0	0%		
SUBTOTAL	2,277	95%	8,377	21,110
Encinitas Ranch Specific Plan ⁴	137	6%	365 ⁵	920
TOTAL	2,414	100%	8,742	22,030

- (1) Area is expressed in gross acreage.
- (2) Based on net acreage (gross minus 20% for constraints, and mid-range density for each residential classification, except within the Encinitas Ranch Specific Plan area, see Footnote 5).
- (3) Based on 2010 estimate of 2.52 persons per unit (Final Series 7 Regional Growth Forecasts).
- (4) See Table 6a for Encinitas Ranch Specific Plan Land Use Distribution Summary.
- (5) Based on acreage multiplied by mid-range density for each residential classification.

Table Amended 9/21/94

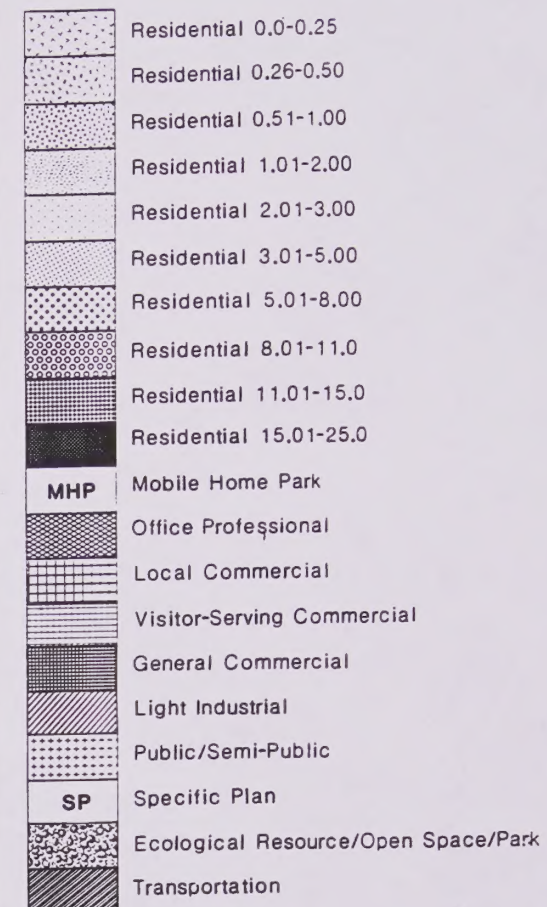
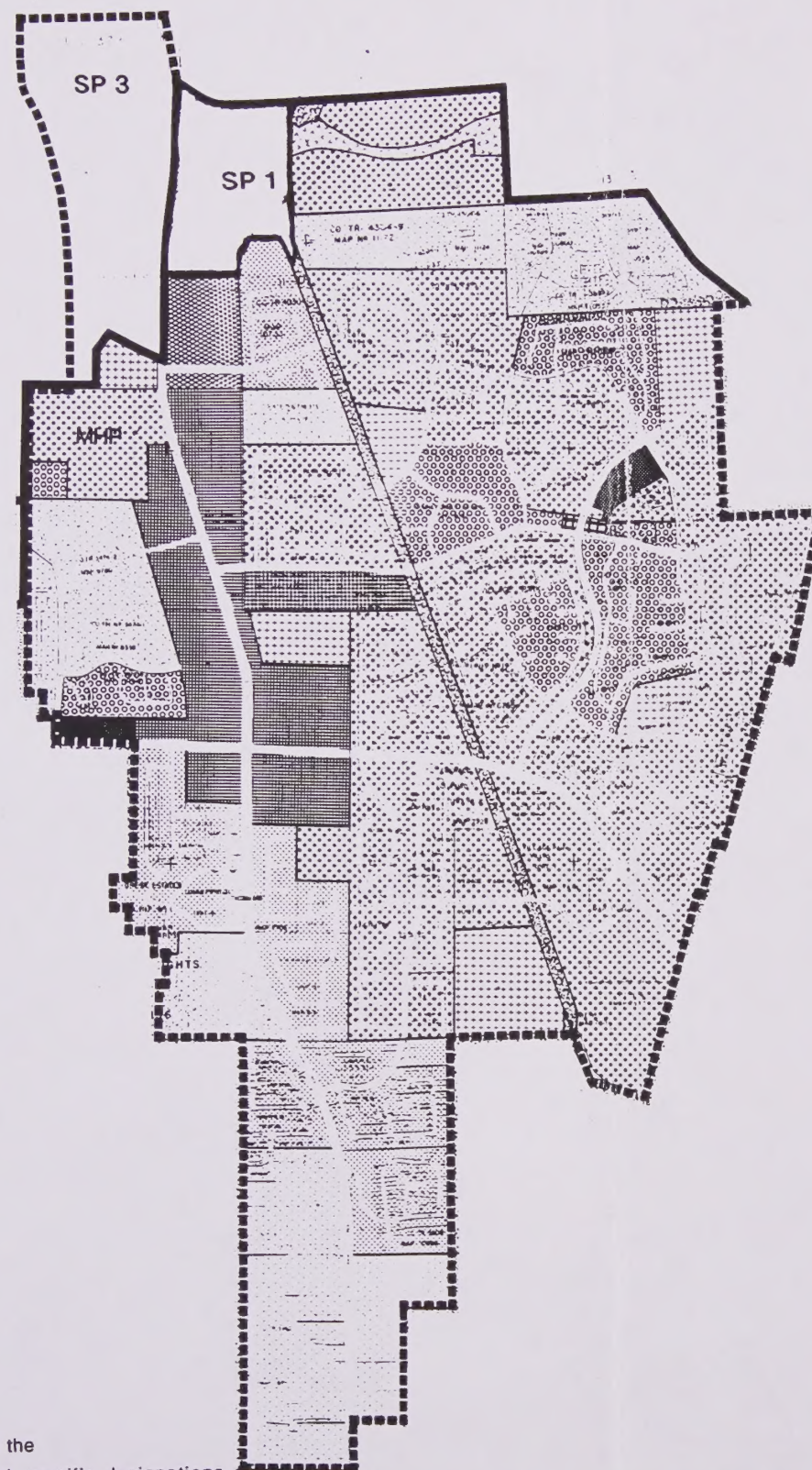
TABLE 6a

ENCINITAS RANCH SPECIFIC PLAN
LAND USE DISTRIBUTION SUMMARY: NEW ENCINITAS
 (Alternative A Summary)

Land Use	Acreage	Comm/Office	Density	Mid. DU ⁽¹⁾	Max. DU ⁽²⁾
Single Family Residential	0		0.9	0 DU	0 DU
Single Family Residential	0		3.0	0 DU	0 DU
Single Family Residential	0		5.0	0 DU	0 DU
Single Family Residential Total	0			0 DU	0 DU
Multi-Family Residential	0		10.0	0 DU	0 DU
Green Valley Mixed-Use	11.5		25.0	258 DU	287 DU
Multi-Family Residential	3.9	50,000 SF		107 DU	117 DU
Commercial/Office/Residential	10.9	41,000 SF ⁽³⁾			
Church/School Site					
Open Space ⁽⁴⁾	27.0 ⁽⁵⁾				
Golf Course & Club House	0				
Agriculture	0				
Regional Commercial Center	73.8	650,000 SF ⁽⁶⁾			
Elementary School	0				
Major Roads	9.7				
PROJECT TOTAL	137.0	741,000 SF		365 DU	404 DU

- (1) Based on acreage multiplied by mid-range density for each residential classification.
- (2) Based on acreage multiplied by maximum density for each residential classification.
- (3) If this 10.9-acre site does not build-out with church/school uses, then the site could develop with multi-family homes, provided the total number of dwelling units permitted within the entire Green Valley Mixed Use zone shall not exceed 542 DU.
- (4) Open Space acreage includes undisturbed land, manufactured slopes adjacent to roads, drainage detention areas, trails outside of the golf course, and the linear greenbelt/recreation area adjoining El Camino Real.
- (5) Excludes the open space bluffs located within the Green Valley Planning Area. This open space area is accounted for in Table 5a of the Leucadia CAB area.
- (6) An additional 15,000 SF of building area for possible community-oriented uses such as a community theater shall be permitted in excess of the allowable 650,000 SF for commercial and office uses.

Table Added 9/21/94



NOTE: Special Study Overlay shown in Figure 1 also applies to Land Use Policy for this community.

Figure 4
Land Use Policy:
New Encinitas

Encinitas
General Plan
Amended 9/21/94

Please refer to the General Plan Land Use Policy Map in the Encinitas Community Development Department for parcel specific designations.

↑ North 0 2000
scale in feet

- ° Provide public improvements (including roadway, parking, traffic control, drainage, etc.) necessary to ensure continued viability of the district in the future.
- ° Improve the economic and revenue base of the City and community for future improvements that will serve the public good.

LAND USE POLICY: COMMUNITY OF OLD ENCINITAS

The land use policy for the community of Old Encinitas encourages the maintenance of the existing character of the community. New development in Old Encinitas will be minimal with most of it occurring as infill (e.g., new development on vacant parcels) or the re-development of the greenhouse areas to more urban uses.

Distribution of Land Use

The Land Use Policy for this community will not result in any significant alterations over the existing patterns of development. Residential densities are greater in those neighborhoods adjacent to the beach while those areas east of the Highway 101 corridor have much lower densities. Most new residential development will involve infill on scattered undeveloped or underdeveloped parcels and recycling which involves the demolition of an existing structure which is replaced by a new structure.

Two distinct commercial districts are identified in the land use policy map and these correspond to the existing commercial districts located along the Highway 101 corridor and Encinitas Boulevard. The former includes the original central business district for the community.

Commercial Revitalization

Much of the land designated for commercial land uses in the community is located along Highway 101 and Encinitas Boulevard. The Old Encinitas commercial district is the focus of policies calling for the revitalization of the entire commercial corridor that extends along the entire length of Highway 101. Those portion of the Highway 101 and Encinitas Boulevard commercial corridor that pass through Old Encinitas are designated as a target areas to be considered for redevelopment. The objectives of redevelopment for these areas will include:

- ° Elimination of blighted and underutilized commercial properties located along the entire length of Highway 101 and Encinitas Boulevard as they pass through Old Encinitas.
- ° Appearance of the Encinitas Boulevard and Highway 101 streetscapes and the railroad right-of-way located east of Highway 101.

- ° Creation of an attractive commercial district that would serve the needs of both local residents and visitors to the Community. (Coastal Act/30250)
- ° Implementation of design guidelines to provide unity in urban design and to capture the beach town atmosphere.
- ° Provide public improvements (including roadway, parking traffic control, drainage, etc.) necessary to ensure continued viability of the district in the future.
- ° Improve the economic and revenue base of the City and community for future improvements that will serve the public good.

In addition to the use of redevelopment to upgrade the utilization and appearance of the commercial district, much of the area along Highway 101 and Vulcan Avenue is included in the Old Encinitas Specific Plan Area (refer to Figure 5). The Specific Plan will be based on the following objectives:

- ° Establishment of standards that will help to revitalize the commercial corridor;
- ° Provision of residential uses in commercial zones along the corridor may be considered, provided the residential uses are secondary to the principal commercial function of these zone districts;
- ° Development of standards for development to vary design, setbacks, materials, colors, landscaping and the like to ensure a variation in the design of individual projects that can be tied together via common parking and internal circulation, and a common streetscape design;
- ° Development standards will be established to promote commercial development complimentary to the existing pattern of development relative to height, building bulk and mass, setbacks, open space and the like;
- ° Commercial development standards and uses will promote high pedestrian activity;
- ° Residential, recreation and commercial uses will be complimentary in design and use; and

° Implementation of all applicable goals and policies established under the General Plan.

The Self Realization Fellowship property is located in both Old Encinitas and Cardiff, and is also identified a Specific Plan Area. Additional discussion of this Specific Plan is included under the description of specific plan uses in this Element.

The central business district for Old Encinitas is also located within a designated area for which a specific plan has been proposed.

The distribution of land use within the community that is provided for in the land Use Element is summarized in Table 7. Figure 5 describes the location and extent of land use designations within Old Encinitas.

TABLE 7
DISTRIBUTION OF LAND USE: OLD ENCINITAS

Land Use Designation	Area (1)	% of Total Planning Area	Dwelling Units (2)	Population (3)
<u>Residential</u>				
Rural Residential	0	0%	0	0
Rural Residential 1	52	3%	31	78
Rural Residential 2	65	4%	78	197
Residential 3	319	19%	638	1,608
Residential 5	190	11%	608	1,532
Residential 8	82	5%	426	1,074
Residential 11	209	13%	1,588	4,002
Residential 15	56	3%	582	1,467
Residential 25	49	3%	784	1,976
Mobile Homes	0	0%	0	0
<u>Commercial</u>				
Office-Professional	30	2%	5	13
Local Commercial	0	0%		
General Commercial	133	8%	424	1,068
Visitor-serving Commercial	13	1%	35	88
<u>Industrial</u>				
Light Industrial	29	2%		
<u>Public</u>				
Transportation	107	6%		
Public Semi-Public	213	13%		
Ecological Resource/ Open Space/Parks	96	6%		
SUBTOTAL	<u>1,643</u>	<u>99%</u>	<u>5,199</u>	<u>13,102</u>
Encinitas Ranch Specific Plan ⁴	13	1%	141 ⁵	355
TOTAL	<u>1,656</u>	<u>100%</u>	<u>5,340</u>	<u>13,457</u>

- (1) Area is expressed in gross acreage.
- (2) Based on net acreage (gross minus 20% for constraints, and mid-range density for each residential classification, except within the Encinitas Ranch Specific Plan area, see Footnote 5).
- (3) Based on 2010 estimate of 2.52 persons per unit (Final Series 7 Regional Growth Forecasts).
- (4) See Table 7a for Encinitas Ranch Specific Plan Land Use Distribution Summary.
- (5) Based on acreage multiplied by mid-range density for each residential classification.

Table Amended 7/10/91, 1/26/94, 6/22/94, 9/21/94

TABLE 7a

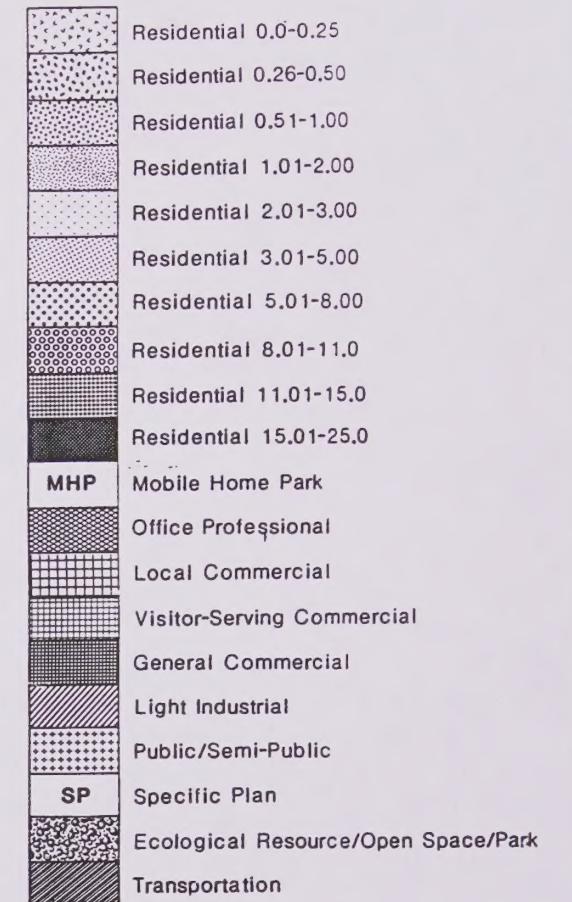
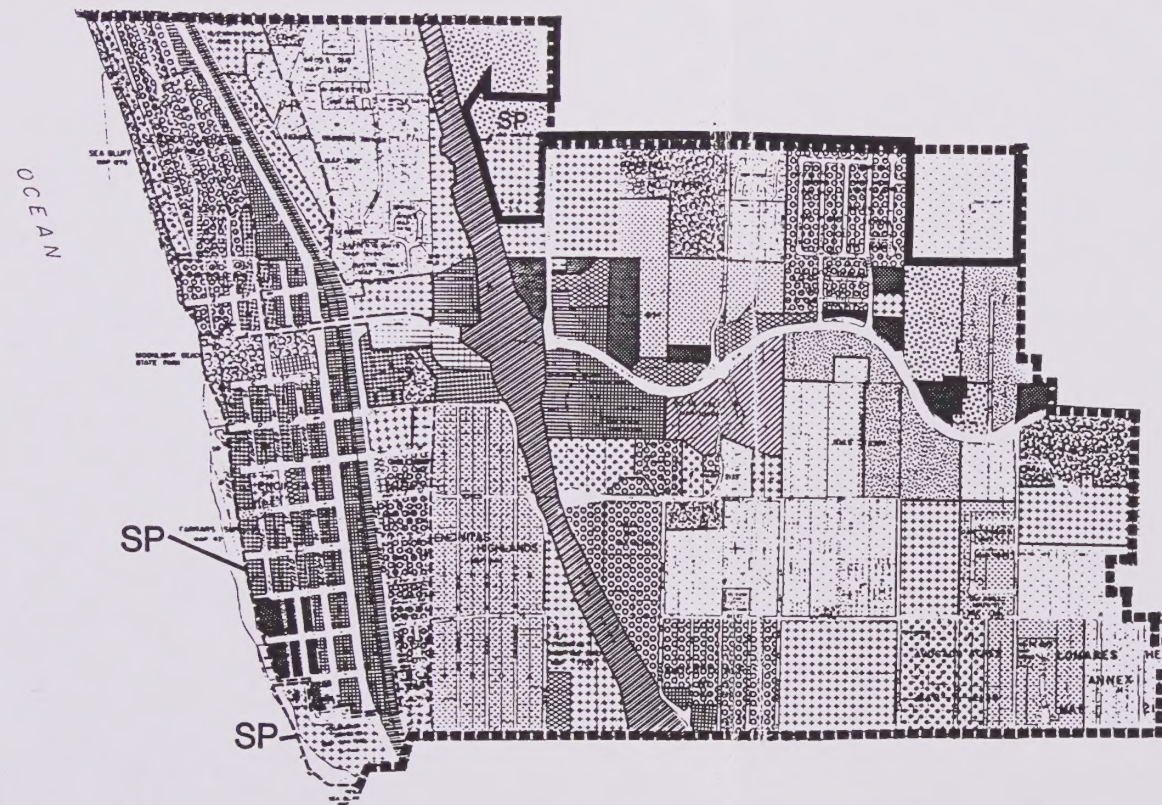
ENCINITAS RANCH SPECIFIC PLAN
LAND USE DISTRIBUTION SUMMARY: OLD ENCINITAS
 (Alternative A Summary)

Land Use	Acreage	Comm/Office	Density	Mid. DU ⁽¹⁾	Max. DU ⁽²⁾
Single Family Residential	0		0.9	0 DU	0 DU
Single Family Residential	0		3.0	0 DU	0 DU
Single Family Residential	0		5.0	0 DU	0 DU
Single Family Residential Total	0			0 DU	0 DU
Multi-Family Residential	0		10.0	0 DU	0 DU
West Saxony Mixed-Use Multi-Family Residential Office	8.1 4.9	25,000 SF	20.0	141 DU	163 DU
Open Space ⁽³⁾	0				
Golf Course & Club House	0				
Agriculture	0				
Elementary School	0				
Major Roads	0				
PROJECT TOTAL	13.0	25,000 SF		141 DU	163 DU

(1) Based on acreage multiplied by mid-range density for each residential classification.

(2) Based on acreage multiplied by maximum density for each residential classification.

(3) Open Space acreage includes undisturbed land, manufactured slopes adjacent to roads, drainage detention areas, trails outside of the golf course, and the linear greenbelt/recreation area adjoining El Camino Real.



NOTE: Special Study Overlay shown in Figure 1 also applies to Land Use Policy for this community.

Figure 5
Land Use Policy:
Old Encinitas

Encinitas
General Plan
3/29/89

Please refer to the General Plan Land Use Policy Map in the Encinitas Community Development Department for parcel specific designations.

↑ North 0 2000
scale in feet

LAND USE PLAN: COMMUNITY OF OLIVENHAIN

Distribution of Land Use

Olivenhain has the largest land area of the five communities while at the same time, has the lowest residential densities. Land use policy for Olivenhain will be effective in preserving the rural "feeling of country" character that is typical of the community. The main feature of the land use policy for this community is to permit the development of privately-owned properties while ensuring that significant ecological areas are preserved. The distribution of land use is indicated in Figure 6 and summarized in Table 8.

The greatest residential densities in the community are found in the westernmost portions of the community. The original settlement along Rancho Santa Fe Road is designated Rural Residential 2 which permits two units per acre in the absence of any development constraints. Virtually all of the remaining land area in the community is designated Rural Residential 1, which requires a minimum lot size of one (1) acre, or "Rural" which requires a minimum lot size of from two (2) to eight (8) acres for each unit.

Commercial development is permitted in a single area of the community located at the intersection of Encinitas Boulevard and Rancho Santa Fe Road. The area allows General Commercial, Local Commercial, and Office Professional developments.

The San Elijo Lagoon serves as the southernmost boundary of the community and both the lagoon and the surrounding wetland areas are designated Ecological Resource in recognition of the lagoon's protected status. The boundaries of this designation correspond with those of the San Elijo County Park.

Much of the Olivenhain community includes areas that have steep topography, areas subject to periodic flooding, and areas containing significant environmental concerns. Virtually all of those properties adjacent to Escondido Creek and its tributaries are included within the Special Studies Overlay. The purpose of the Special Studies Overlay, in this instance, is to both preserve the riparian habitats along the creeks and to ensure that development is sensitive to the periodic flooding that occurs along these creeks. Densities for new residential development within this floodplain area is limited to one (1) dwelling unit per eight (8) acres.

The distribution of land use for Olivenhain is summarized in Table 8. Figure 6 describes the location and extent of land use designations within Olivenhain.

TABLE 8
DISTRIBUTION OF LAND USE: OLIVENHAIN AND SPHERE*

Land Use Designation	Area (1)	% of Total Planning Area	Dwelling Units (2)	Population (3)
<u>Residential</u>				
Rural Residential	2,821	67%	559	1,409
Rural Residential 1	196	5%	118	297
Rural Residential 2	770	18%	923	2,326
Residential 3	8	0%	16	40
Residential 5	0	0%	0	0
Residential 8	0	0%	0	0
Residential 11	0	0%	0	0
Residential 15	0	0%	0	0
Residential 25	0	0%	0	0
Mobile Homes	0	0%	0	0
<u>Commercial</u>				
Office-Professional	10	0%		
Local Commercial	8	0%		
General Commercial	10	0%		
Visitor-serving Commercial	0	0%		
<u>Industrial</u>				
Light Industrial	0	0%		
<u>Public</u>				
Transportation	0	0%		
Public Semi-Public	0	0%		
Ecological Resource/ Open Space/Parks	432	10%		
TOTAL	4,255	100%	1,616	4,072

* Includes unincorporated area within the Sphere of Influence.

- (1) Area is expressed in gross acreage.
- (2) Based on net acreage (gross minus 20% for constraints, and mid-range density for each residential classification).
- (3) Based on 2010 estimate of 2.52 persons per unit (Final Series 7 Regional Growth Forecasts).

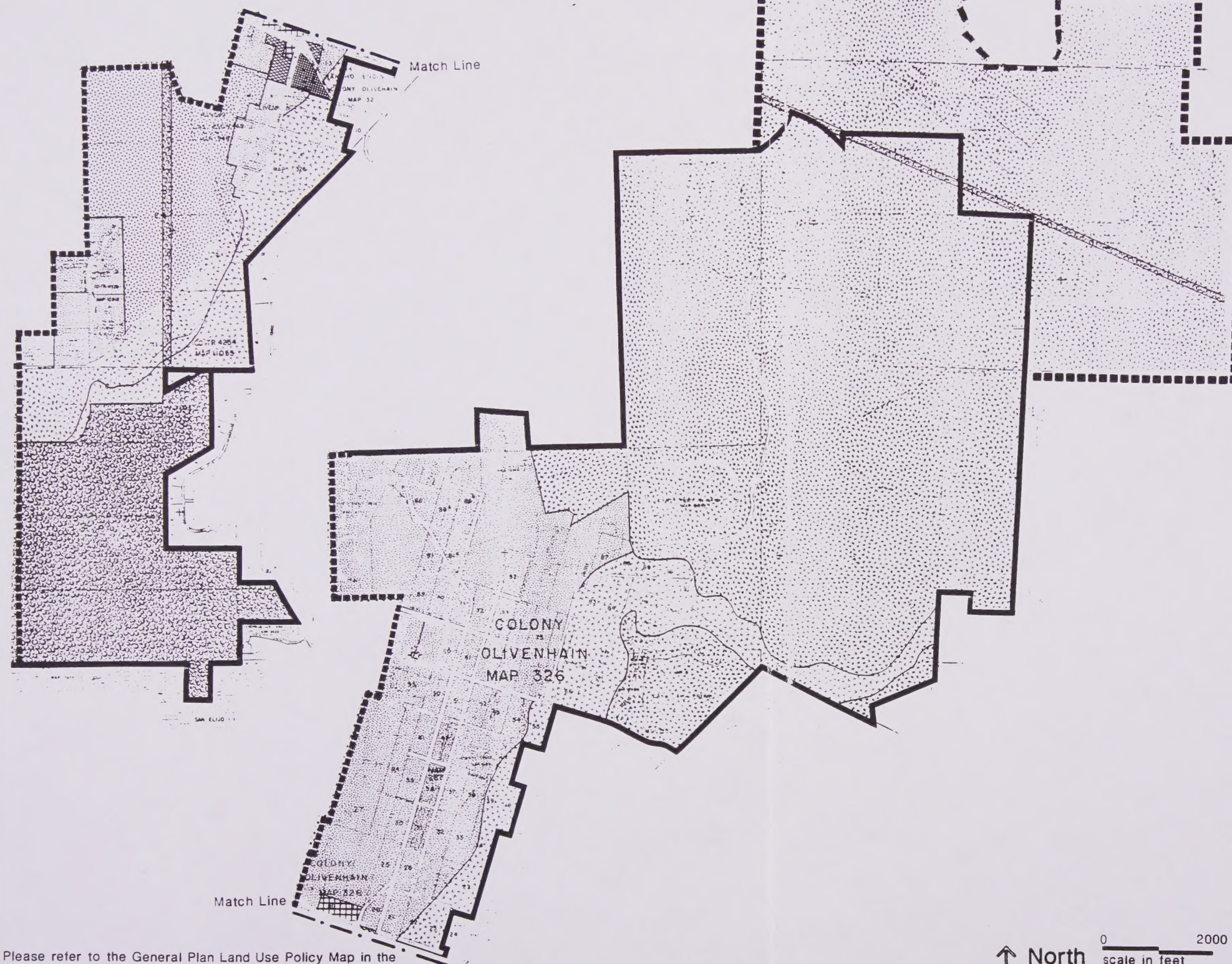
Table Amended 4/16/92, 6/16/93, 11/8/94(93-154 GPA/EIA)

TABLE 8
DISTRIBUTION OF LAND USE: OLIVENHAIN AND SPHERE*

Land Use Designation	Area (1)	% of Total Planning Area	Dwelling Units (2)	Population (3)
<u>Residential</u>				
Rural Residential	2,821	67%	559	1,409
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Residential 3	8	0%	16	40
Residential 5	0	0%	0	0
Residential 8	0	0%	0	0
Residential 11	0	0%	0	0
Residential 15	0	0%	0	0
Residential 25	0	0%	0	0
Mobile Homes	0	0%	0	0
<u>Commercial</u>				
Office-Professional	10	0%		
Local Commercial	8	0%		
General Commercial	10	0%		
Visitor-serving Commercial	0	0%		
<u>Industrial</u>				
Light Industrial	0	0%		
<u>Public</u>				
Transportation	0	0%		
Public Semi-Public	0	0%		
Ecological Resource/ Open Space/Parks	432	10%		
TOTAL	4,255	100%	1,616	4,072

- * Includes unincorporated area within the Sphere of Influence.
- (1) Area is expressed in gross acreage.
- (2) Based on net acreage (gross minus 20% for constraints, and mid-range density for each residential classification).
- (3) Based on 2010 estimate of 2.52 persons per unit (Final Series 7 Regional Growth Forecasts).

Table Amended 4/16/92, 6/16/93, 11/8/94(93-154 GPA/EIA)



NOTES: Special Study Overlay shown in Figure 1 also applies to Land Use Policy for this community.

Assessor's parcel numbers of properties within the Olivenhain sphere of influence may be found in City Council Resolution 92-20.

Figure 6
Land Use Policy:
Olivenhain

Encinitas
General Plan
3/29/89

Please refer to the General Plan Land Use Policy Map in the Encinitas Community Development Department for parcel specific designations.

↑ North
0 2000
scale in feet

HOUSING ELEMENT

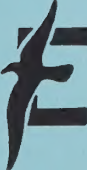
 **Encinitas**
General Plan

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Encinitas
Council
6/14/98

Encinitas State Board's agenda and suggestions, and to able to incorporate regional issues such as into the Vision, the City Council requested to take time to initiate a review of the Vision. The result was a revised Vision, adopted on April 21, 1998, after public hearings on housing, transit, and State job market, public safety, and public hearings of the city's Planning Commission and the Council.

THE NEW YORK PUBLIC LIBRARY

Date	Description	Amount
1890	To balance forward	100.00
1891	To interest on loan	50.00
1892	To interest on loan	50.00
1893	To interest on loan	50.00
1894	To interest on loan	50.00
1895	To interest on loan	50.00
1896	To interest on loan	50.00
1897	To interest on loan	50.00
1898	To interest on loan	50.00
1899	To interest on loan	50.00
1900	To interest on loan	50.00

INTRODUCTION OF THE HOUSING ELEMENT

Purpose of this Element

The Land Use Element is concerned with housing in a spatial context while the Housing Element identifies housing programs aimed at new housing construction, and rehabilitation and conservation of the existing affordable housing stock. This Housing Element builds upon the land use goals and policies which are primarily concerned with where new housing is to be located and at what density it will be constructed. Other concerns of the Housing Element include the identification of strategies and programs that focus on housing affordability, rehabilitation of substandard housing, meeting the existing demand for new housing, and maintaining an adequate supply of rental housing. The Housing Technical Report provides background information and serves as a technical appendix for the Element.

The Encinitas Housing Element was first adopted on March 29, 1989, as part of the City's first comprehensive General Plan. A draft of that element had been reviewed by the State Department of Housing and Community Development (State HCD) as provided by State law, and the Element as adopted was responsive to HCD's comments. Notwithstanding, shortly thereafter State HCD provided a lengthy and detailed analysis of the Element as adopted which suggested several changes, especially involving further detailing of information. In the summer of 1989 the San Diego Association of Governments also began the process of revising a regional housing needs statement for the San Diego region (referred to in this Element as the 1990 RHNS) which provides updated regional housing share estimates for each City in the County. These share estimates are required by State law to be included in each City's Housing Element.

Paragraph Amended 6/17/92

To address State HCD's comments and suggestions, and be able to incorporate regional share numbers into the Element, the City Council determined in late 1989 to initiate a review of the Element. The result was a revised Element, adopted on April 24, 1990, after public workshops on housing issues, new State HCD review, public review, and public hearings by the City's Planning Commission and the Council.

In recent years State and federal legislation have recognized the potential loss of existing government-subsidized rental housing units through owner prepayment or expiration of the subsidy arrangement. State housing law requires that local housing elements establish the status of such "units at risk," and address available means to either replace them or provide a study of such units in Encinitas in 1991. Based on this study Council initiated an amendment of the Housing Element in January 1992. After State HCD review and public hearings, an amendment was adopted on June 17, 1992..

In recent years, attention has focussed on the high cost of housing. Younger families just entering the housing market are finding it more difficult to qualify for housing loans. Many of these families are paying in excess of 30 percent of their monthly income for housing. The high cost of housing also places a greater strain on those households with limited resources, especially single parent households or senior citizens on fixed incomes.

New residential development in Encinitas has placed an additional burden on public services and infrastructure. New schools, roads, fire stations, sewers, and a host of other facilities and services will require expansion if current levels of service are to be maintained. Finally, there are concerns that future residential development will further degrade the local environment, including the hillside areas, natural stream channels, and wetlands. All of these areas are viewed by residents as resources worth preserving.

Related Plans and Programs

The San Diego Association of Governments initiated the preparation of a series of regional growth forecasts in the early 1970's, which since has become a fundamental element of regional and local planning. The Series 7 Forecast is the most recent of those growth forecasts, a result of a cooperative effort between the staff of SANDAG and each city in the region as well as the County of San Diego. The Series 7 Forecast illustrates the likely distribution of 2.59 million people throughout the region in 1995; 2.78 million in 2000; and 3.15 million by the year 2010. The Series 7 Forecast also indicates the likely population distribution in distinct subareas of the SANDAG region. The subarea forecast reflects a

consensus of the current public policies in the General and Community Plans of the region's jurisdictions. Future urban growth and employment development, as well as the inter-jurisdictional impacts of public policy changes, can be observed in the future distribution of people, employment and land use activity.

The Series 7 subarea forecasts cannot be used to distribute "regional housing needs" among individual cities, as required by state law. The regional need figures quoted in this Element are based instead on the 1990 Regional Housing Needs Statement, also produced by SANDAG. But the RHNS and Series 7 have a common statistical base in computing the projected growth of the entire region. The City needs to be confident, then, in the accuracy of both series 7 and the RHNS insofar as they establish planning goals and objectives for the City's Housing Element. The City's intent with this Element is to satisfy the need for housing, with a variety of programs tailored for the broad variety of that need. In carrying out those programs, the City will be one of several local governments addressing the regional housing problem.

Scope and Content of the Housing Element

The Housing Element consists of housing goals and policies for the five communities that comprise the City. Specific housing programs that will implement these goals and policies are identified in the section entitled Housing Plan which follows the Goals and Policies. Finally, the Housing Element Technical Report contains much of the necessary background data required for formulating these goals and policies as well as supporting technical data required by the State Housing and Community Development Department.

The State Legislature recognizes the important role of local general plans, and housing elements in particular, in implementing Statewide housing goals which call for the provision of decent and sound housing for all persons. In addition, the importance of continuing efforts toward providing housing that is affordable to all income groups is stressed. The major concerns of the Legislature with regard to the preparation of housing elements are included in the State Code which states:

- ° Local governments should recognize their responsibility in contributing to the attainment of the State's housing goals;
- ° Cities and counties should prepare and implement housing elements coordinated with State and Federal efforts in achieving the State's housing goal;
- ° Each local jurisdiction should participate in determining the necessary efforts required to attain the State's housing goals; and finally
- ° Each local government should cooperate with other local governments in addressing regional housing needs.

The State Department of Housing and Community Development is also very specific regarding the scope and content of housing elements prepared by cities and counties. State requirements are summarized in Table 1, and have been addressed in the applicable sections of the Encinitas Housing Element.

*Paragraph
Added
6/17/92*

For the 1992 amendment of the Element to address "units at risk," new public hearings before Planning Commission and Council were held. These followed Planning Commission and City Council public review in 1991 of a report which defined "units at risk" within the City.

*Citizen
Participation*

There was a considerable amount of public participation, both direct and indirect, in the formulation of Encinitas' housing goals, policies, and programs. The Introduction to the General Plan details the public participation and review of the entire General Plan at different stages related to the plan's initial adoption, 1987-1989. This participation was in many forms, including a questionnaire distributed at the various public meetings held in the early stages of the work program, workshops and study sessions held throughout the program at monthly intervals, and weekly meetings with the General Plan Ad-Hoc committee. Finally, the public had an opportunity to review and comment on the General Plan at hearings held before the various Community Advisory Boards, the Planning Commission, and the City Council.

TABLE 1
STATE REQUIREMENTS FOR HOUSING ELEMENTS

Required Housing Element Component
A. <u>Housing Needs Assessment</u> 1. Analysis of population trends in Encinitas 2. Analysis of employment trends in Encinitas 3. Projection and quantification in Encinitas' existing and projected housing needs for all income groups including the locality's share of regional housing need 4. Analysis and documentation of Encinitas' housing characteristics including the following: a. level of housing cost compared to ability to pay; b. overcrowding; c. housing stock condition. 5. An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites 6. Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels 7. Analysis of existing and potential non-governmental (market) constraints upon maintenance, improvement or development of housing for all income levels 8. Analysis of special housing needs: (handicapped, elderly, large families, agricultural workers, female-heads of households, and the homeless) 9. Analysis of opportunities for energy conservation with respect to residential development 10. Analysis of the number and current status of housing projects built in the past under specified forms of government subsidy, in return for units guaranteed affordable to very low, low, and moderate income households. Analysis must identify whether such projects are "at risk" of having the government subsidies expire or be prepaid, with a resulting loss of affordable housing. B. <u>Goals, Objectives, and Policies</u> 1. Identification of the City of Encinitas' community goal relative to maintenance, improvement, and development of housing

Table Amended 6/17/92

TABLE 1
STATE REQUIREMENTS FOR HOUSING ELEMENTS
(Continued)

Required Housing Element Component
2. Quantified objectives and policies relative to the maintenance, improvement, and development of housing in Encinitas C. <u>Implementation Program</u> An implementation program should do the following: 1. Identify adequate sites which will be made available through appropriate action with required public services and facilities to facilitate a variety of housing types for all income levels. 2. Program to assist in the development of adequate housing to meet the needs of low and moderate income housings 3. Identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in Encinitas 4. Conserve and improve the condition of the existing affordable housing stock in Encinitas 5. Promote anti-discriminatory housing practices 6. Identify programs which may address any "units at risk."

Table Amended 6/17/92

The update of the Housing Element in 1990 provided further significant public input. This included two housing workshop sessions, in October and November of 1989, which reviewed housing issues and program alternatives in detail. Following were Planning Commission and City Council public hearings on revisions of the Element as proposed in 1990.

Housing
Elements
Updates

Paragraph
Amended
6/17/92

State housing law requires that cities' housing elements be updated at least once every five years. Further, the elements for all cities in San Diego County were required to be reviewed and updated as appropriate in 1991, an analysis of housing activity within the Coastal Zone, as detailed under Gov. Code Secs. 65588 and 65590. The City conducts its 1991 review of the Housing Element with results reported to State HCD. That review determined a need to amend the Element to explicitly address "units at risk." The 1991 review also monitored City success in implementing Housing Element programs, and the efficacy to date of Element policies. The City will continue to conduct annual reviews of the 1990 Element, with results reported to the City's Planning Commission, City Council, and a newly-formed (1992) City Housing Commission.

HOUSING ELEMENT GOALS AND POLICIES

This section of the Housing Element contains the goals and policies the City intends to implement to address a number of important housing-related issues. The following three major issue areas are addressed by the goals and policies of the Housing Element: ensure that a broad range of housing types are provided to meet the needs of both existing and future residents; ensure that housing is both sound and safe for occupants; and ensure that the existing housing stock is maintained and preserved. Each issue area and the supporting goals and policies are identified and discussed in the following section. In addition, housing programs which implement each goal and policy are noted in brackets after each goal/policy statement. These are referenced by the designator (I-a, III-b, etc.) for each program in the "Housing Program Description" section of the Element.

Housing

Opportunities

The City wants to encourage the construction of new housing units that offer a wide range of housing types to ensure that an adequate supply is available to meet existing and future needs. The maintenance of a balanced inventory of housing in terms of unit type (e.g. single-family, multiple-family, etc.), cost, and style will ensure that the existing variety is maintained. Each of the five communities have a distinct character due in large part to the nature of their existing residential neighborhoods. New housing constructed in the City should reflect the character of the surrounding neighborhood in particular and the community in general.

GOAL 1: THE CITY WILL ENCOURAGE THE PROVISION OF A WIDE RANGE OF HOUSING BY LOCATION, TYPE OF UNIT, AND PRICE TO MEET THE EXISTING AND FUTURE HOUSING NEEDS IN THE REGION AND CITY. [I-a through h; II-a through d; III-c and d; IV-a through f; V-b through g; VI-a, c through l; VII-c; VIII-c]

POLICY 1.1: Strive to maintain a balance of housing types in the City. [I-a through g; II-b, c, d; IV-e, f; V-b, c, d; VI-a, e, j, k; VIII-c]

POLICY 1.2: Strive to provide a wide variety of housing types so that a range of housing needs and tastes will be made available to existing and future residents. [I-a through h; II-b, c, d; IV-e, f; V-b, c; VI-a, e, j, k, l; VII-e; VIII-c]

POLICY 1.3: When existing residential units are replaced, they should be replaced with units that are compatible in design with the surrounding residential neighborhood as planned by the City. [I-a]

POLICY 1.4: Require that housing constructed expressly for low and moderate income households should not be concentrated in any single community or single area of the City and that such housing should be high quality in terms of design and construction without sacrificing affordability. [I-a, b, e; II-c, VI-c, d]

POLICY 1.5: If a diminishing inventory of rental housing creates an imbalance, the City should make every effort to preserve the existing stock of quality rental housing by discouraging apartment conversions to condominiums. [V-b]

POLICY 1.6: Encourage retention of all existing, viable mobile home parks through use of a mobilehome/trailer park overlay zone, a permanent mobilehome park zone, and the application of incentives. [I-d; II-c; IV-e, f; V-c]

POLICY 1.7: The City should investigate alternative methods of reducing the cost of housing through the development of self-help housing programs. [VI-l]

POLICY 1.8: Coordinate with local social service providers to address the needs of the City's homeless population. Initiate an amendment of the Zoning Ordinance to permit transitional housing/emergency shelters under appropriate zones and/or at specified locations. [II-d; VI-k; VII-a,b]

Quality of
Housing

New housing opportunities in the City must be made available to all persons regardless of age, income, or race. The diverse make-up of the City with its five distinct communities will continue to attract a wide variety of people. The City has made a strong and firm commitment that fair housing practices will continue in Encinitas.

GOAL 2: SOUND HOUSING WILL BE PROVIDED IN THE CITY OF ENCINITAS FOR ALL PERSONS REGARDLESS OF AGE, FAMILY STATUS, INCOME LEVEL, RACE, OR ETHNICITY.

POLICY 2.1: Make every reasonable effort to ensure that the provisions of the Federal and State laws that prohibit housing discrimination on the basis of age, sex, and race are enforced. [VI-b; VII-d]

POLICY 2.2: Support ongoing efforts of the State and County to enforce "fair-housing" laws. [VI-b]

POLICY 2.3: Encourage developers to provide a balance of housing opportunities. [I-a, b, e, h; II-a, b; VI-a through i; VII-d]

Maintenance
and
Preservation
of Housing

Substandard and deteriorating housing units, in addition to the obvious problems of blight, can expose occupants to a wide range of hazards ranging from electrical fire to exposure to toxic substances used in construction. Many factors can determine the "life expectancy" of a dwelling including quality of workmanship, age, type of construction, location, and numerous other factors. A major focus of this Housing Element is to provide goals and policies which underscore the City's commitment to ensure that the existing housing stock in the five communities are maintained.

GOAL 3: THE CITY WILL ENCOURAGE THE MAINTENANCE AND PRESERVATION OF THE EXISTING HOUSING STOCK AS WELL AS QUALITY WORKMANSHIP IN NEW HOUSING.

POLICY 3.1: Where determined to be dangerous to the public health and safety, substandard units in the City shall be repaired so that they will comply with the applicable building, safety and housing codes. When compliance through repair is not or cannot be achieved, abatement of substandard units shall be achieved. [V-a]

POLICY 3.2: Enforce the building, safety and housing codes through vigorous code enforcement efforts. [V-a]

POLICY 3.3: Continue to apply and support existing housing programs administered by the County which provide housing assistance. These include assistance to property owners that can demonstrate financial need in the upgrading of their substandard units. Aggressively pursue the application of existing County programs for housing rehabilitation, and investigate and apply available additional funding. [III-a through d; IV-a through f]

POLICY 3.4: Continue to assess development fees on new residential units adequate to pay for all related local and regional impacts on public facilities. [VIII-a]

POLICY 3.5: Investigate the application of new housing assistance, construction and rehabilitation programs which may be financed if the City establishes a redevelopment project. [V-c, e, f, g; VI-f through k; VII-d, f]

POLICY 3.6: Allow for some cluster-type housing and other innovative housing design that provides adequate open areas around and within these developments. [I-a]

POLICY 3.7: Coordinate the provision of open areas in adjoining residential developments to maximize the benefit of the open space. [I-a]

POLICY 3.8: Adapt residential development to the terrain. [I-a]

POLICY 3.9: Encourage street planting, landscaping, and undergrounding of utilities. [I-a]

POLICY 3.10: Encourage high standards of design, materials, and workmanship in all construction and developments. [I-a]

POLICY 3.11: Discourage residential development of steep slopes, canyons, and flood plains. [I-a]

POLICY 3.12: Develop and implement design review criteria which will also include the issue of view blockage. [I-a]

POLICY 3.13: Cost effective energy-efficient housing, including the use of passive systems, will be encouraged within the City to decrease energy use. [VIII-b]

Housing
Conservation

Paragraph
Added 6/17/92

The City's existing housing stock includes units which are affordable to very low, low, and moderate income households. A significant part of the City housing focus is on these existing affordable units, and how to insure or encourage their continued affordability. Of particular concern are projects which were government-subsidized when built, in return for units being rent-restricted to be affordable. With passage of time, many such guaranteed-affordable units are subject to being converted to market-rate rental units by the expiration of pre-payment of the government subsidy arrangement. Responding to this, in 1991 State law required that local housing elements address the status of these "units at risk." The City is committed to doing what it can so that guaranteed-affordable units remain affordable to target-income households.

GOAL 4: THE CITY WILL ENCOURAGE THE CONTINUED AFFORDABILITY OF GUARANTEED-AFFORDABLE UNITS.

POLICY 4.1: The City will undertake a program to pursue the renewed affordability of 30 federal Section 236 guaranteed-affordable "units at risk" of conversion to market rate units, including the full application of restrictions and incentives under the federal 1990 Low Income Housing Preservation and Resident Homeownership Act. {V-h}.

POLICY 4.2: The City will undertake a program to pursue the renewed affordability of 36 guaranteed affordable density bonus "units at risk" of conversion to market rate units, including but not limited to potential application of Section 8 tenant-based project assistance; "HOME" funds; and other possible strategies. {V-i}

Related Goals and Policies

The Land Use Element sets forth the amount and type of residential development permitted under the General Plan, thereby affecting housing opportunity in Encinitas. In addition, the Land Use Element contains policies directed at maintaining the existing housing stock, as well as ensuring the quality of new residential development. The Circulation Element contains policies to minimize roadway traffic into residential neighborhoods, and the Noise Element sets forth policies to minimize the level of noise in neighborhoods. The Resource Management Element establishes development standards to minimize the impact of residential development on sensitive resources, such as hillside areas, ecological habitat, and scenic viewsheds. Finally, the Public Safety Element sets forth policies to ensure the safety of the City's housing stock through such measures as code enforcement, and mitigation of environmental hazard as a condition to development. Table 2: Housing Policy Matrix depicts General Plan elements that support the goals of the Housing Element.

TABLE 2
HOUSING POLICY MATRIX

Issue Area	Land Use	Circulation	Resource Management	Noise	Public Safety
Housing Opportunities	X	X	X		X
Housing Quality	X				
Maintenance and Preservation	X	X	X	X	X

HOUSING PLAN

This section of the Housing Element summarizes the current and projected housing needs for the City. The Element also estimates the number of households that meet Federal or State criteria for special consideration when discussing specialized needs. In addition, certain constraints which may discourage the construction of new housing are described. These constraints may include a wide range of factors that may increase the cost of new residential development. Finally, opportunities that will further the development of new housing are examined.

Housing Needs A number of factors will influence the degree of demand or "need" for new housing in Encinitas in coming years. The four major "needs" categories considered in this Element include:

- Housing needs resulting from increased population growth, both in the City and the surrounding region;
- Housing needs that result when households are paying more than they can afford for housing;
- Housing needs resulting from the presence of "special needs groups" such as very large families, female-headed households, or households with a handicapped person; and
- Housing needs of the homeless or those households requiring temporary shelter.

Population Growth

Paragraph
Amended
7/10/91
12/4/91
4/16/92
6/16/93
1/26/94
6/22/94

Implementation of the Land Use Element of the Encinitas General Plan will result in significant increases in population based on residential development permitted under the land use policy. Under land use buildout at mid-range densities, the General Plan would accommodate a total of approximately 25,842 dwelling units, supporting an estimated population of 65,122 persons. With the mid-range density buildout, the total of 25,842 housing units represents an additional 5,881 units (29% increase) which can be added to the City's existing (1987) stock. The estimated mid-range buildout population of 65,122 persons represents an additional 13,781 persons (27% increase) over the City's 1987 population.

Table 3 indicates the mid-range capacity for each the five communities comprising the City. Note that this table shows community increase from a 1986 base year.

During the 1980s, Encinitas was one of the fastest growing cities in San Diego County. The City's 1980 population of 36,318 increased to 51,341 in 1987, representing a 41% increase (or 15,023 persons) in the seven year period. The majority of this population growth is a result of new residential development attracting additional persons into the City. According to SANDAG, there were an estimated 19,961 housing units in Encinitas in 1987, representing an increase of approximately 40% (or 5,728 dwelling units) since 1980.

According to SANDAG's Series 7 Regional Growth Forecast, the City of Encinitas is projected to grow to a population of 65,126, with an associated housing stock of 25,493 dwelling units; these projections would be accommodated (within 2%) under mid-range buildout of the Land Use Element.

Substandard Units

The overall condition of the City's housing stock is very good. Over 80% has been constructed since 1960 and thus not likely in need of substantial rehabilitation. According to the 1980 Census, only 3% of the City's housing units lacked complete plumbing, heating, or kitchen facilities.

A housing condition survey was conducted in October 1987, to assess the number of substandard units in the City. Several substandard units were identified in isolated pockets, primarily in Leucadia and Old Encinitas. The majority of substandard units appeared to have only intermediate defects and could benefit from rehabilitation, with a few units so severely dilapidated as to warrant demolition.

This Housing Element sets forth policies to encourage the maintenance of the City's existing housing stock. Specific policies include:

- Require upgrading of substandard units which present health and safety hazards.
- Promote vigorous enforcement of building, safety and housing codes.
- Support rehabilitation programs which provide financial assistance to lower income property owners and owners of affordable rental units.

TABLE 3
RESIDENTIAL DEVELOPMENT CAPACITY BY COMMUNITY

Community	Mid-Range Population	Mid-Range Du Capacity	Net Increase (1)	
			Population	Number of Units
Cardiff	12,761	5,064	+3,264	+1,249
Leucadia/Sphere	14,137	5,610	+4,068	+1,102
New Encinitas/Sphere	22,030	8,742	+6,433	+3,470
Old Encinitas/Sphere	13,457	5,340	+3,761	+1,210
Olivenhain/Sphere	<u>4,075</u>	<u>1,616</u>	<u>+ 522</u>	<u>+ 376</u>
City	66,457	26,372	18,044	7,406

(1) Existing - 1986 SANDAG

Source: Cotton/Beland/Associates, Inc., 1987.

Table Amended 7/10/91, 12/4/91, 4/16/92, 6/16/93, 1/26/94,
6/22/94 and 9/21/94

Affordability

State and Federal standards for housing overpayment are based on an income-to-housing cost ratio of thirty percent and above. Households paying greater than this amount will have less income left over for other necessities, such as food, clothing and health care. It is recognized, however, that upper income households are generally capable of paying a larger proportion of their income for housing, and therefore estimates of housing overpayment generally focus on lower income groups.

Table 4 presents information on households in Encinitas which paid greater than 30% of their income on housing in 1980. As could be expected, the lower the income group, the greater the proportion of households which overpaid for housing. Among households earning less than \$10,000, 77% overpaid for housing, whereas 48% in the \$10,000-\$19,999 income category overpaid and only 15% earning greater than \$20,000 overpaid. Within the two lowest income ranges (which encompass low and moderate income households), a significantly greater proportion of renters overpaid for housing than did owners. Renter households with annual incomes of less than \$10,000 were the most impacted in terms of housing affordability, nearly 92% overpaying for housing.

SANDAG develops estimates of housing need for all jurisdictions in the San Diego region (see discussion below). Included are estimates of need based on affordability. The Regional Housing Needs Statement prepared by SANDAG allocates each jurisdiction's "fair share" of affordable housing requirements, "fair share" referring to the number of low and very low income households requiring housing assistance by the jurisdiction. The 1990 Regional Housing Needs Statement established a five year goal for Encinitas to assist 533 fair share households within this Element's period (through 1994). Based on estimates of housing need for low income elderly and female-headed households, a

TABLE 4
HOUSING OVERPAYMENT

INCOME/COST	TOTAL		RENTER		OWNER	
	#	%	#	%	#	%
Less than \$10,000, Spent 30% or more	1728	76.7%	1,271	91.8%	457	52.6%
\$10,000 - \$19,999, Spent 30% or more	1620	48.3%	1,154	54.8%	466	37.3%
\$20,000 and above, Spent 30% or more	875	14.7%	88	5.4%	787	18.3%

Source: U.S. Bureau of the Census, 1980.

minimum of 5% of assisted housing units should be targeted for the elderly and 40% for female households with children, for a five year goal of 27 and 213 units respectively.¹

SANDAG Regional Needs and Fairshare Estimates

Section 65583(a) of the California Government Code requires that a City's Housing Element contain a determination of the City's share of the regional housing need. Section 65584 requires that the estimate of need be prepared by the local council of governments, based on data provided by State HCD. SANDAG, as the San Diego region's council of governments provides its estimates in a periodic report titled the Regional Housing Needs Statement (RHNS). The latest RHNS for the San Diego Region is the 1990 RHNS.

The 1990 RHNS terms the estimated share of need the "regional share." This is an estimate of the "increase in the number of housing units needed" (RHNS, Ch. 3, Sec. B). The estimated regional share for Encinitas is 1406 for a five year period, broken down by household income categories as follows:

Very Low Income	323
Lower Income	239
Moderate Income	295
Other (Upper) Income	<u>549</u>
TOTAL	1406

These income categories are the "standard" ones as defined by HUD and accepted by State HCD. Very low are incomes below 50% of the median income for the region. Low are between 50% and 80% of the regional median. Moderate are between 80% and 120%, and other (upper) are above 120%. These four income categories are referred to frequently in

¹As the HAP for the San Diego region does not separately break out the housing needs of special needs groups for the City of Encinitas, 1980 Census data was used to estimate the number of elderly and female headed households in need of housing assistance. Households for whom poverty status is determined was the closest correlation to households in need of housing assistance available in the Census. The proportion of elderly and female-headed households in poverty to total households in poverty was used as an estimate of the proportion these groups comprise of total households in need of housing assistance.

this Element, chiefly in the discussions of housing constraints and housing opportunities. The conclusions of these discussions are that the City has, within its given constraints, planned an adequate "base" of land use to be able to satisfy housing needs. The City's growth management system fully exempts units affordable to low and very low income households from the annual allocation system. The units allowed and otherwise exempted by the growth management system, and expected to be issued over the next 5 years, will more than satisfy the remaining regional share.

The limitations to realizing adequate housing opportunities are the market constraints noted under Housing Constraints (below) which keep affordable opportunities from being available to low and very low income households. This endemic problem is recognized in the 1990 RHNS, which in addition to the "regional share" establishes a "fair share" determination for each city in the San Diego Region. Different from the "regional share" estimate, the "fair share" estimate applies to the target income-category households of very low and low, only. It recognizes existing (1988-89) need as well as additional need generated over the next 5 years, and is applicable to housing programs which provide housing opportunities through construction, rehabilitation, conservation, and direct household support.

The fair-share five year goal estimated for Encinitas is 538. This is defined by the RHNS as a "level of effort by a local agency that would be acceptable as reasonable progress towards meeting its housing needs." As outlined in the Housing Programs section (below), the City of Encinitas' housing programs are a comprehensive approach to providing and conserving affordable housing opportunities through construction, rehabilitation, and direct household support.

The 1990 RHNS is scheduled for final adoption by the SANDAG Board in April of 1990. It is not expected that the above regional share numbers will change. However, any alteration will be addressed in new analysis and adoption, as necessary, with the required review of the City's Housing Element in 1991.

Energy

As residential energy costs continue to rise, increasing utility costs reduce the affordability of housing, thus aggravating the City's current shortage of affordable units. The General Plan sets forth goals and policies which encourage the conservation of non-renewable resources in concert with the use of alternative energy sources to increase energy self-sufficiency. In addition, the City utilizes Title 24 energy standards for residential construction to minimize energy consumption.

Special Needs Groups

Certain segments of the population may have a more difficult time finding decent, affordable housing due to special circumstances. State law mandates that the Housing Element analyze the special housing needs of such groups as the elderly, handicapped persons, large families, agricultural worker households, female headed households, and the homeless. In addition to these groups, this section will look at racial/ethnic groups' special needs and the needs of an additional group called migrant day-laborers.

Elderly: The special needs of many elderly households result from their lower, fixed incomes, physical disabilities, and dependence needs. In 1980, Encinitas had 2,185 residents age 67 and above, representing 6.0% of its total population. The housing needs of this group can be answered through the provision of smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs. As previously noted, the City's annual housing assistance goal for low income elderly housing should be a minimum of 4 dwelling units.

Handicapped: The 1980 Census identifies 1,454 persons living in Encinitas who suffer from disabilities which would likely affect their housing needs. Housing opportunities for the handicapped can be maximized through housing assistance programs and providing design features such as widened doorways, ramps, lowered countertops, single-level units, and ground floor units.

Large Families/Unit Overcrowding: Large families are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often of lower income, often resulting in the overcrowding of smaller dwelling units and in turn accelerating unit deterioration. Approximately 8.6% of the City's households in 1980 had five or more members; overcrowded households comprised 1.4% of total 1980 households.² The City's single-family neighborhoods exhibited the highest concentration of large families (Olivenhain, New Encinitas, and Cardiff east of I-5), each of these areas characterized by 12-13 percent large family households. Unit overcrowding in these areas is minimal, indicating that unit sizes are generally adequate to accommodate large families. Conversely, inland Leucadia (east of I-5) is characterized by a significant proportion of large family households (19%), combined with unit overcrowding of nearly five percent and a housing stock of over one third rentals. This indicates the need for larger rental units in inland Leucadia and/or subsidies to allow for large households to afford adequately sized units.

Farmworkers: The special housing needs of many agricultural workers stem from their low wages. Their housing needs, then, are for affordable low-cost housing, and housing tied to the agricultural/horticultural operations which generate their presence in the local housing market.

Farm employment in Encinitas is almost exclusively related to horticultural operations, and particularly the flower growing industry. In general, employees in the City's horticultural industry are reported to be skilled to highly skilled, long-term workers with established roots in the community. Most nurseries reportedly do not hire "off the street" day laborers because of their inexperience with perishable commodities, (e.g. flowers, herbs) and their transient nature. The City's flower growing operations report that they employ a stable, year-round labor force.

²The U.S. Census defines overcrowding as households with 1.01 persons per room or greater.

The 1980 Census identified 1,116 persons in the farming, forestry and fishing occupations, representing 3.1% of the City's population. The 1990 RHNS (SANDAG) identifies 3,164 persons in this occupation category in 1988, or approximately 6% of the City's population, however, and a very high 11.7% of all employment in this category throughout the San Diego Region. The RHNS produced its 1988 numbers as an extrapolation of 1980 census data for a "census designated place" noted as Encinitas. The boundaries of this area, however, were far different from the City as incorporated, and such an extrapolation would be false. For this reason, the Housing Element uses 1980 census data for a group of census tracts which very closely match incorporated City limits. For this reason, the proportion of agricultural workers indicated above from census tracts as opposed to the RHNS figures should be used.

The City has developed specific provisions in its zoning ordinance to facilitate housing for its agricultural worker population. The City's agricultural employee housing ordinance allows for such housing as a permitted accessory use in conjunction with an agricultural or horticultural operation. Such housing generally takes the form of mobile homes located on the farm property. The Housing Element sets forth a program to review the current standards/limitations in this ordinance to provide incentives for the creation of accessory agricultural worker housing. Housing opportunities for agricultural workers can further be expanded through implementation of programs to provide affordable housing opportunities.

Female-Headed Households: Female-headed households tend to have low incomes, thus limiting housing availability for this group. The 1980 Census identified 1,261 female-headed households in Encinitas, representing 8.6% of all households in the City. Of these female households, approximately 18% were identified as earning incomes below the poverty level, with 97% of these households supporting children. The housing needs of female-headed households of lower income can be addressed through additional affordable housing programs, as well as through the provision of affordable day care options. As noted above, the City's final housing assistance goal for low-income female-headed households should be a minimum of 30 dwelling units.

Homeless: Throughout the country, homelessness has become an increasing problem. Factors contributing to the rise in homelessness are thought to include the general lack of housing affordable to low and very low income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidy to the poor, and the de-institutionalization of the mentally ill.

The needs of the homeless are, most immediately and obviously, for decent and sanitary shelter. This can be in the form of emergency or transitional facilities. More fundamentally and long-term, the homeless need to have the economic and sociological problems related to their homeless condition addressed. This includes the need for adequate employment, and can include the availability of transportation and child care.

The number of homeless in the City is difficult to measure precisely; however, estimates can be provided. The Community Resource Center in Encinitas provides services and temporary shelter vouchers to homeless individuals and families in the community. They report receiving approximately 500 requests in 1989 from persons seeking emergency assistance for items such as food, shelter, clothing and bus fare. This represents a significant increase from prior years when emergency assistance requests were significantly lower (332 requests in 1988, 291 in 1987, and 220 in 1986). The Center serves approximately 125 persons annually in an emergency shelter voucher program. Only legally documented persons can qualify for the shelter program, and applicants must be drug and alcohol free. The Center reports a range of individuals seeking temporary housing assistance, including single mothers, families and couples. These groups can largely be classified as "temporary homeless", on the streets between one and six months with the major cause of homelessness related to unemployment, or underemployment. According to the Center, few single men or Mexican immigrants apply for shelter, and few "chronic" homeless have applied for assistance. There is no other program currently in operation, directly by the City or under agreement with the City, which provides homeless placement. It is unknown whether other shelter operations in this part of the region (see the Housing Element Technical Report) receive placement of homeless households from the City. The "worst-case" scenario based on the above, then,

is that there are approximately 375 unaddressed client contacts annually emergency shelter assistance. The level of service from the CRC voucher program (2-3 months of housing counselling and access to services to resolve problems causing homelessness) suggests that it serves as a transitional shelter program as well, so the unmet need for transitional shelter is, also, an estimated 375.

The number of temporary homeless seeking assistance from the Community Resource Center indicates a significant need which warrants programs to ameliorate. Programs set forth in this Element are designed to address the housing and social service needs of the homeless. Included are programs to accommodate and encourage transitional housing services. A transitional housing facility provides shelter for specified period of time (perhaps as long as one year) and generally includes integration with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of permanent income and housing. The City can help address this identified need by providing supplementary funding to the Community Resource Center, and encouraging the development of a transitional housing facility. In addition, by providing programs to maintain and expand affordable housing opportunities, the City can help to curtail additional persons and families from becoming homeless in the future.

Migrant Day Laborers: Related to the issue of agricultural worker and homeless populations within the City are the numerous Hispanic immigrants which seek work as day laborers in Encinitas and other North County locales. Because of the City's proximity to the Mexican border and location along a major transportation route, Encinitas provides a convenient temporary place to stop and rest and seek work before moving on to industrial or agricultural jobs further north. The presence of open spaces for transient campsites and of available jobs, even day-jobs for temporary employment, makes Encinitas attractive to these workers, documented and undocumented.

In October, 1986, the Encinitas City Council established an Undocumented Workers Task Force to study this population. The Task Force was able to obtain substantial information related to "visible" day-workers - those who live in temporary illegal encampments in and around the City and those who stand on the streets waiting to be offered work (for example, on Encinitas Boulevard and El Camino Real). Less visible undocumented and documented immigrants do exist in Encinitas who have obtained more permanent employment and housing, allowing them to "blend" into the community.

Some of the most salient findings of the Undocumented Workers Task Force study, completed in 1987, are:

1. The "visible" population of day laborers is estimated to be as many as 600 to 800 individuals during high seasons of employment, dropping to between 200 to 400 persons during low employment periods.
2. Based on in-person interviews, most of these people apparently find intermittent, temporary employment in yard work, construction/site clean-up, landscaping and other types of day labor. The nature of such intermittent employment, when available, is such that migrant day-laborers are likely unemployed more frequently than employed; nor is labor, when available, necessarily within the City of Encinitas. The flower growing operations in Encinitas were reportedly not a major source of employment as they typically employ a more permanent, stable workforce. While many of the City's nurseries are believed to employ undocumented workers, the majority of horticultural workers have been employed for over 5 years.
3. Although there have been reports of occasional nuclear family groups in transient campsites, all of those studied by the Task force had only male occupants. These men were typically in their twenties and early thirties, though a few were in their forties and fifties.

4. The transient camps varied greatly with respect to the length of time their occupants remained in each. Camps occupied by residents from the more northerly Mexican states were characterized by brief resident stays - a few weeks to a few months - and high turnover. By contrast, another small camp reportedly had occupants who typically remained for eight months to a year.

In summary, the City has a significant population of documented and undocumented migrant day laborers. The City can not provide housing assistance for this group until they gain legal status. Laborers which do qualify for amnesty can take advantage of City services, such as the City's new employment hiring hall and housing assistance for lower income household.

Race/Ethnicity: Different racial or ethnic groups can also constitute special needs groups for housing, if their concentrations are significant enough and if housing circumstances warrant. The 1990 RHNS from SANDAG estimates the following percentages of racial/ethnic groups in the City of Encinitas and in the County as a whole:

	City	County
White	81%	68%
Black	<01%	5%
Hispanic	14%	17%
Asian/Other	4%	9%

1980-88, percentage increases

	City	County
White	38.4%	16%
Black	57.4%	23%
Hispanic	61.5%	45.5%
Asian/Other	93.9%	89.5%

The Hispanic population in Encinitas is growing more quickly than in the County and the growth rate is high. Since this group represents a significant proportion of the population, that rate of change will have a noticeable impact on the make-up of the population. These figures do not include the migrant population.

The Asian/Other population is growing quickly in the City and the County and will, over a longer period of time, also become a sizable group to include in planning for services.

The needs of racial/ethnic households based on income can be addressed by City housing programs based on income levels. To fulfill the goal of equal opportunity of housing regardless of race/ethnicity, City programs to promote equal opportunity are included in this Element.

Section
Added
6/17/92

Units at Risk

Another defined area of housing need is represented by the potential loss of existing affordable housing units. In the City's existing housing stock there are units already affordable to "target" low and very-low income households, and to moderate-income households. Most are rental or for-sale units whose prices are unregulated by other than market forces. Programs are included in this Element to encourage the conservation and continued affordability of existing affordable market-based units (e.g., implementation of State coastal housing regulations).

A relatively small number of existing affordable units in the City are guaranteed affordable. These are housing units in projects which received some form of government subsidy when originally built or financed, in return for a specified number of units being rent restricted to be affordable. The Housing Element Technical Report presents a detailed discussion of these existing units and their projects.

State law requires that local housing elements analyze such guaranteed-affordable housing projects, to determine whether any are subject to expiration or early buy-out of their guaranteed-affordable status within the next 10 years. Guaranteed-affordable units subject to this impending expiration or buy-out are "at risk" of being lost as affordable housing units. Of the four guaranteed-affordable projects in the City, two are subject to expiration or buy-out within 10 years, specifically in 1993:

Name: SU CASA POR CORTEZ
Address: 620 Melba
Reserved
Units: 30 of the 30 units are guaranteed affordable.
Twelve units must be rented to very low income
tenants. Eighteen other units are rented at 30% of
tenant income which is certified upon occupancy.
Major Use Permit: P71-420
County Contract #: (Building Permit numbers
16735, 16739, 16740, 16741,
16733, 16737)
Date of Agreement: 10/19/73
End of Contract: 20 years after completion, approximately 1993.
Contact Person: Ms. Dow, Management Agent 724-0889

This project was financed under the federal Section 236 program.
As such, its allowance to expire is limited by new federal HUD
limits adopted in 1990, including an 18-month notice and waiting
period.

Name: TORREY PINES RACQUET CLUB APARTMENTS
Address: 1720 El Camino Real
Major User Permit: P79-041
County Contract #: 19680-A
Reserved Units: 37 one-bedroom units in the 186 unit complex
are for lower and moderate income. Sixteen of
the 37 units are for lower income households.
The rents on these are restricted to 30% of
80% of the median income.
Date of Agreement: 4/18/83
End of Contract: Ten years from date of Certificate of
Occupancy, 1993
Contact Person: George Hahn, Property Director 481-5200

This project was approved as density bonus project by the County in
return for the affordable units. No other subsidy or financing by
government was provided for this project, therefore, expiration is
not limited by the strict rules and limits set up for federally-
subsidized projects.

State housing law requires that an analysis be
provided of the cost of replacing "units at
risk" with newly-constructed guaranteed-
affordable rental housing, compared to the
cost of preserving the existing units.
According to HCD, if it is not possible to
estimate preservation costs directly, it is
permissible to describe whether such costs are
anticipated to be higher or lower than
replacement estimates, and for what reason, as
well as the magnitude of the difference in
estimates.

Replacement Cost Estimates - A total of 46 rental housing units are potentially at risk of conversion to market rate housing in the City of Encinitas. To estimate the "cost of producing new replacement housing", a sample pro-forma was prepared for a 100-unit rental development. This prototypical development includes 49 units with rents set at 50% of the median income. The rents collected by the owner of this hypothetical development would support a first mortgage loan of \$3,687,494. The total development costs, not including land, are estimated at \$6,267,472 (or \$62,674 per unit). Thus, there is a financing gap of \$2,579,978, or \$26,000 per unit, before land costs are taken into account.

Estimates of land costs can be highly variable, depending on location, density allowance, market conditions, and other factors. Controlling for these and assuming an averaged project density for multifamily development in Encinitas at about 15 units per acre, studies in 1989 and 1991 suggested per-unit land costs at \$70,000. Even assuming much more favorable factors, per-unit land costs for replacement construction are apparently several tens of thousands of dollars per unit. Combined with the financing gap identified above it appears that subsidization for replacement construction of "units at risk" could exceed \$70,000 per unit.

SAN DIEGO COUNTY LOW INCOME HOUSING
Pro-Formula Cash Flow Statement December 18, 1991

Unit Type	Units	SF	Total	Rent	Annual
Plan			Total		Annual
Unit Type	Units	SF	SF	Rent	Rent
A 1 br. unit @50%	12	650	7,800	379	54,576
A 1 br. unit @Mkt.	13	650	8,450	625	97,500
B 2 br. unit @50%	25	880	22,000	405	121,500
B 2 br. unit @Mkt.	25	880	22,000	775	232,500
C 3 br. unit @50%	12	1,080	12,960	432	62,208
C 3 br. unit @Mkt.	13	1,080	14,040	875	136,500
Common Area			17,450		
Totals:	100		104,700		
Gross Income					704,784
Other Income					6,000
Vacancy @5%					(35,239)
Effective Gross Income					675,545
Operating Expenses (excluding RE Taxes and Reserves)					(180,000)
Replacement Reserve					(32,619)
Real Estate Taxes					(80,000)
NET OPERATING INCOME					382,926
Debt Service @8.75% 30 yr. am.					348,114
Debt Service Coverage					1.10
Operating Expenses per unit (including taxes and reserves)					(2,926)
Maximum Permanent Mortgage					3,687,494
Estimated Construction Loan					3,350,601

**SAN DIEGO COUNTY LOW INCOME HOUSING
Sources and Uses and Funds**

Sources of Funds:

First Mortgage Financing	58.84%	3,687,494
Financing Gap	41.16%	2,579,978

Total Sources of Funds:

Uses of Funds:

Land acquisition*	0*
Architectural and Engineering	125,000
Building Permits and Local Fees	500,000
Site Work	100,000
New Construction @\$45 per GSF	4,711,500
Appraisal	7,500
Taxes during Construction	10,000
Escrow, Title Insurance and Recording	25,000
Rent Up Account	246,674
Marketing	50,000
Construction Interest @10% - 12 months	201,036
Construction Loan Points - 2%	67,012
Permanent Loan Points - 2%	73,750
Other Financing Costs	100,000
Contingency	50,000
Total Uses of Funds:	6,267,472

* See discussion above on land costs

Preservation Costs Estimates - The estimate of preservation costs depends on whether acquisition would be accomplished or incentives provided to owners. The preservation of the Section 236 project is essentially regulated by Federal law, including the possibility of acquisition by a non-profit housing sponsor. However, acquisition of the Torrey Pines projects would be impractical since only 16 of the 186 apartments are rent-restricted. Incentives to the owners could be attempted such as rental assistance to bridge the gap between the market rents and what lower income households could afford to pay based on 30% of their income expended on housing. Assuming that the "gap" were \$250 per month, a rental assistance program to preserve the affordability of 16 apartment units would cost \$111,000 annually ($\$250 \times 12 = \$3,000$ per household $\times 16$ units/households = \$48,000). Over a 20 year period this could be a total of \$960,000, or \$60,000 per unit.

With this information, the City may concentrate programs for "units at risk" toward the renewed subsidy of these existing units rather than construction of new guaranteed-affordable units.

The City's ability to exclusively provide for the renewed affordability of "units at risk" is severely restricted by funding limitations. (Please see discussion on funding for units at risk under the Housing Programs, Funding Source section of this Element.) Federally-subsidized projects including Su Casa Por Cortez are covered under the Federal Low Income Housing Preservation and Residential Homeownership Act of 1990 (LIHPRHA). In addition to applying stringent pre-payment/expiration restrictions to these projects, LIHPRHA also provides for federal monetary incentives to project owners, to either renew the guaranteed affordability of their units, or to mandate project sale to qualified purchasers (such as housing non-profits) who would also promise to renew guaranteed affordability in return for federal financing. The year-to-year funding of LIHPRHA through Federal appropriations must still be provided. The Torrey Pines Racquet Club Apartments were not government-financed, and are therefore not subject to LIHPRHA.

State law requires a discussion of non-profit agencies or corporations which may be available as "preferred purchasers" of projects with units at risk. To date, Encinitas has only a brief history of direct work with housing programs and operators, and has not developed the contacts and depth of

experience which other cities have. Nonetheless, the following local non-profit agencies have expressed recent interest to the City regarding different housing programs:

North Coast Housing
P.O. Box 231053
Encinitas, CA 92023

Esperanza Housing and Community Development
11085 Sorrento Valley Court
San Diego, CA 92121

San Diego Interfaith Housing Foundation
P.O. Box 81-001
3051 Reynard
San Diego, CA 92138

Alpha Project for the Homeless
299 Seventeenth Street
San Diego, CA 92101

The City will not be limited to these non-profits only, but rather will pursue any interested operator should the above "at risk" projects be sold.

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6/17/92

Summary of Special Needs

The preceding analysis indicates that of primary concern in addressing the housing needs of special needs groups is the provision of affordable housing (see Table 5). This Housing Element sets forth a series of policies targeted at maintaining and enhancing the City's stock of affordable units. Specific policies include:

- ° Encouraging the development of a wide variety of housing types and price ranges to meet the diverse needs of residents.
- ° Ensuring that an adequate mix of rental housing may be maintained by discouraging the conversion of apartments to condominium ownership.
- ° Encouraging self-help housing programs.
- ° Establishing a separate mobilehome park zone for certain existing mobile home parks and an overlay zone for other parks to encourage their retention.

- ° Pursuing available means to encourage the continued affordability of "units at risk."

Housing Constraints

Actual or potential constraints on the provision and cost of housing affect the development of new housing and the maintenance of existing units for all income levels. Environmental constraints may also limit growth. These other factors that constrain future residential development are discussed below.

Non-Governmental Constraints - Market Constraints

The high cost of renting or buying housing is the primary ongoing constraint to providing adequate housing in the City of Encinitas. High construction costs, land costs, labor costs and market financing all contribute to a decrease in the availability of affordable housing. The nature of the private housing market, itself, is a most significant contributor to high housing costs; seemingly unquenchable demand for housing in coastal communities, and the quite natural aim of housing developers to the profitability of their business, mean that lower or no-profit housing for low and very low income households is not likely to be provided.

TABLE 5
SUMMARY OF SPECIAL NEEDS GROUPS

Needs Group	Number of Households/Persons	% of Total Households/Persons
Handicapped	1,454 (P)	4.0
Elderly (65+)	2,185 (P)	6.0
Large families (5+ members)	1,223 (H)	8.6
Agricultural Worker	1,116 (P)	3.1
Female-headed	1,261 (H)	8.6
Homeless	500+ (H)	2.4
Migrant Day-Laborers	800 (P)	1.5

Note: Percentages will not total 100% since each category is mutually exclusive. A single household may appear in more than one category. Data for handicapped, elderly, large families, agricultural workers and female-headed households are from the 1980 census. Data for homeless and migrant day-laborers are 1989 base year.

Sources: Cotton/Beland/Associates
U.S. Bureau of the Census
SANDAG, Series VII

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6/17/92

Construction Costs: According to the Construction Industry Research Board (CIRB), throughout California the cost of building materials comprises between 40 to 50 percent of the construction costs and approximately 27% of the total sales price of a new home. Statewide construction costs rose over 30 percent between 1980 and 1988, with the rising cost of energy a significant contributor. Construction costs for wood frame, single-family construction of average to good quality range from \$40 to \$55 per square foot, custom homes and units with extra amenities running somewhat higher. Costs for wood frame, multi-family construction average around \$42 per square foot, exclusive of parking.

A reduction in per-unit square footage, amenities and quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. Additionally, pre-fabricated, factory built housing (such as mobilehomes) may provide for lower priced housing by reducing construction and labor costs. An additional factor related to construction costs is the number of units built at the same time. As the number of units developed increases, construction costs over the entire development are generally reduced based on economics of scale. However, there is a limit to the amount of raw land available of large enough size to realize these advantages. Density bonuses may be of use in increasing the potential for economies of scale.

Programs aimed at reducing housing construction costs are included in this Housing Element, including provisions for mobilehomes and pre-fabricated structures, density bonuses, and various programs to subsidize construction costs.

Land: Land costs appear to be the most significant contributor to housing costs in Encinitas. Land costs include the costs of raw land and site improvements. The limited supply of developable vacant land in Encinitas and the market demand for coastal-area housing have accounted for a steady increase in raw land costs. Representative land sales in 1989 indicate costs for non-ocean-view lots ranging from \$16-18 per square foot to \$25-30 per square foot. Due to unique factors of location and the current anomalies of the market, some land

for single-family homes may command a higher per-square-foot price than other land for multifamily use. This seems to illustrate the depth of demand for high-end, near-beach property.

As Encinitas becomes built out, the supply of developable land will become more scarce and the price may be driven upward further. Marginal lands which are opened up to development will require greater site improvements to render them developable, factoring into the price of land. Density increases are often thought of as a mechanism to lower per-unit land costs; however, such increases can have the effect of raising the market price of land. There are also too many anomalies affecting the market to be able to conclude that lower costs, or certainly costs affordable to target households, would result from higher density designations. In addition, a host of environmental and "carrying-capacity" factors weigh against using density increases as a primary tool to mitigate land costs. These factors, including flood hazards, steeply sloping lands and poor accessibility are documented in the Land Use, Circulation, Resource Management and Public Safety elements of the City's General Plan. These are also documented by SANDAG and other regional studies which, for example, show that the regional and sub-regional circulation systems cannot afford to carry further development allowance increases. Regional air quality is another limiting factor. For these reasons, density bonuses, rather than zoning changes, are the preferred vehicle for reducing land costs in Encinitas based on density alone. Density bonuses have the added advantage of directly being tied to the provision of affordable housing. Land costs can be addressed in additional ways as well. Allowance for accessory apartments, State Coastal Housing requirements, and land subsidiary are among these.

Labor Costs: Labor is the third most expensive component in building a house, constituting an estimated 17 percent of the cost of building a single-family dwelling (CIRB). The cost of union labor in the construction trades has risen steadily since April 1974. The cost of non-union labor, however, has not experienced such significant increases. Because of increased construction activity, the demand for skilled labor has increased so drastically that an increasing number

of non-union employees are being hired in addition to unionized employees, thereby lessening labor costs. Labor costs can further be reduced by "self-help" housing programs which train individuals in construction techniques to allow them to assist in building their own homes.

Financing: While interest rates have fallen more than 10 percent from their near 20 percent high in the early 1980s, they still have a significant impact on housing costs which is felt by renters, purchasers and developers. The combination of 9 to 12 percent interest rates on home mortgages and down payments of 10 to 20 percent excludes many individuals from home ownership. According to information compiled by the San Diego Union newspaper, the median sales price for single-family resale home in Encinitas in July 1989 was \$267,500. A \$240,750 mortgage amortized over 30 years at an interest rate of 10% would result in monthly house payments of \$2,112. This level of payment eliminates Encinitas' very low, low and moderate income households from the for-sale housing market. Condominiums do, however, offer an alternative, more affordable home ownership opportunity for many of the City's households.

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs and other subsidies to extend home purchase opportunities to lower income households. In addition, government insured loan programs may be available to reduce mortgage down payment requirements.

Based on evidence of construction activity throughout the City, residential financing is generally available in Encinitas and interest rates do not vary significantly from surrounding areas. There is no evidence of any mortgage deficient areas for new construction or rehabilitation loans.

Other Market Constraints: Another market constraint can be simply the availability of housing, as reflected in rental vacancy rates. An especially low rate would reflect a high demand versus a lack of supply, and could warrant program efforts to address the imbalance.

The rental vacancy rate in Encinitas is 3.9% as of 1989 (1990 RHNS, SANDAG). That is close to the average of the region and indicates there is movement within the rental market, that supply is

available to meet new and changing demands. It is likely that the vacancy rate for lower priced units is a lower percentage. Programs in this Element to address lower income housing needs are aimed at increasing the availability of lower cost housing opportunities.

Non-Governmental Constraints - Environmental Constraints

Portions of Encinitas are exposed to a variety of environmental hazards and resources which constrain development. These constraints include flooding, landslides and seismic hazards, and areas with natural and cultural resources. The Land Use Element has defined a Special Studies Overlay designation that recognizes the need for additional development standards in these environmentally constrained areas before future development may proceed.

There is a definite relationship between environmental constraints and possible, safe or desirable development potential. While some degree of additional impact upon and from the environment is inevitable from any new growth, there needs to be balance between housing and development environmental constraints and needs. In Encinitas those areas planned for higher density are less subject to environmental limits and hazards. (See discussion above under Housing Constraints, Potential Constraint, Method of Calculating Density.)

Flooding: The Public Safety Element identifies those areas in the City that are subject to periodic flooding based on Flood Insurance Rate Maps prepared for the area. The maps indicate that there is a potential for flooding from Encinitas Creek, and along a number of smaller streams in the Planning Area. Much of the coastal area is subject to high waves from offshore storms and/or unusually high tides. General Plan policies require specific mitigation measures for development within these flood-prone areas.

Hillside/Slope: The hillside topography in portions of the Planning Area contain slopes that may be too steep to safely accommodate development; these areas of slopes constraint are mapped in Figure 1: Land Use Suitability Map located in the Land Use Element. The potential for slope failure is often complicated by improper hillside grading, over watering of hillside lots, and ground shaking from earthquakes. Allowable development densities in hillside areas will be based on topography, findings of soils and geotechnical studies, and the application of specific hillside development standards.

Seismic Hazard: Like the entire Southern California region, the City of Encinitas is located within an area of high seismic activity. Two known active faults - the San Jacinto and Elsinore fault zones - lie within a fifty mile radius to the City. While no known faults lie within the City's boundaries, a number of smaller fault traces have been identified, and are indicated in the Public Safety Element.

Cultural/Natural Resources: In addition to flooding, seismic hazard, and hillside constraints to development, areas of significant ecological habitat and historic/archaeologic resources are present in the Planning Area. Development standards will necessarily be more stringent in these sensitive areas to minimize potential adverse impacts to the City's natural and cultural resources.

Governmental Constraints

The intent of local government regulation is to protect public health and safety and ensure a decent quality of life for the community. However, such regulations may add to the cost of new housing. State law requires that the Housing Element address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing. The following analyzes the potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.

Land Use Controls: Potential Constraint, Density -
The Land Use Element of the General Plan provides for a variety of residential densities dispersed throughout the City. Much of the community can be characterized as residential and rural residential, with some agricultural uses. Much of the remaining vacant land to be developed consists of environmentally constrained land, with topographic, drainage, and other limitations, as identified in the Public Safety and Resource Management elements. As a result of the desire to maintain a largely single family residential community, the desire to preserve agricultural uses and the need to comply with environmental regulations, a majority of the City has been designated single family residential, Rural Residential (RR) to Residential Single Family 11 (RS-11).

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Notwithstanding this, the Land Use Element provides for an adequate number, and mix of densities, of new residential units. As noted in more detail in the discussion of the City's residential land use inventory, the total number of new dwellings planned allows the City's "regional share" of new units identified in the 1990 Regional Housing Needs Statement (SANDAG) to be satisfied. In addition, approximately 25% of the City's new residential development potential (approximately 1,367 of 5,352 new dwellings) fall within the multi-family residential categories, zones R-11 through R-25. This includes approximately 601 new units on vacant land, and 1,290 new units to result from "recycling" or infill. Together with other measures such as allowance for accessory or "second" units, this land use plan is expected to yield an adequate potential of new dwellings. Rather than density, the "market" constraints of land costs, construction costs, finance costs, etc. appear to be responsible for the lack of affordable housing in the City (see discussion under "Nongovernmental Constraints"). Thus, density allowance under the plan is not concluded to be a significant constraint to housing. Note, however, that density bonus allowances will remain available as a housing program.

Potential Constraint, Growth Management goals and Policies - The Land Use Element contain growth management goals and policies which include an annual proportional allocation of residential building permits based on the total number of dwelling units in the City at build-out. The annual allocation limit is not an arbitrary figure, but is based on the total development potential of the City as planned in the Land Use Element. Each year's

allocation is calculated at the beginning of the year. The total residential potential of the plan is maintained over the plan's 25-year term, and thus is not constrained over the long run. Based on the City's experience with the allocation in 1989, the allocation is expected to result in an average of 200 new units being permitted each year, or about 1000 dwelling units over the next 5 year period of the Housing Element. This is in step with the City's "regional share" of 843 moderate and upper-income units over the next five year term, as established in the 1990 RHNS. Further, Land Use Element Policy 4.4 exempts low and very low income units from the growth management allocation. Thus, the growth management allocation is not a constraint to the number of dwellings within the five year term of this Housing Element.

Dwellings affordable to low and very low income households are the target income-range households under the 1990 RHNS. Thus, affordable dwelling units are not in the position of competing with market rate development for a potentially limited pool of permits to be issued in any given year.

Growth management policies (3.7 and 3.8) require that any amendments to the Land Use Map to increase densities must be approved by an affirmative vote of the majority of those voting at an election. This requirement, imposing both additional time and land holding costs for a density increase, would be a constraint if density increases were necessary for the City to reach its objectives for housing. As noted above, however, the City's development potential as now planned is expected to satisfy the number of dwellings needed and the rate they are needed to satisfy the City's "regional share." Therefore, this requirement is determined not to be a significant constraint.

The administrative and implementation provisions of the Growth Management Policy are being developed as of the date of this Housing Element revision. As part of that process, City staff is analyzing the draft administrative and implementation provisions to ensure that no new constraints to housing are created, or impediments to the housing exemptions are made, whether purposely or accidentally. Specifically, the City will develop rules and/or guidelines to establish the procedures by which housing units committed as affordable housing will be exempt from the annual housing allocation.

Potential Constraint, Method of Calculating Density
- Other policies within the Land Use Element that may be perceived as a potential constraint to affordable housing development include the method of calculating density (Policy 8.3). This policy requires that certain constrained lands be excluded from net lot area. The net lot area is then utilized to calculate the project density. The density for properties containing slopes is calculated based on 0-25% slope - 100% density, 25-40% - 50% density, and 40%+ - no density allowance. Density allowance is further limited to the midpoint of the land use category range, unless findings can be made that the proposed project excels in design excellence and/or provides extraordinary community benefit.

This policy, along with other Plan policies, are designed to address those environmentally sensitive lands remaining for development. It is important to understand that these various environmental limits to density are already anticipated in the projected development potential of the City. The number of dwellings expected to be yielded under the Plan (p. Lu-49) is not a theoretical maximum, but is based on mid-range and the various constraints noted. As discussed above, this projected development potential is not a significant constraint on housing. Further, those areas planned under the higher-density categories (Residential, 8 through 11 and above) are in locations largely unaffected by the topographic and other environmental constraints; see mapping in the Resource Management, Public Safety and Land Use elements. The assumptions made for in-fill development discussed under the land use inventory discussion are also not theoretical maximums, but conservative estimates based on realistic in-fill development potential. With the above, the required method of calculating density is not concluded to be a housing constraint.

Zoning Code - The Zoning Code is the principal tool used by jurisdictions to implement land use policy. The Zoning Code consists of two elements: (1) a map which delineates the boundaries of districts in which like-uses developed at like standards are to be permitted, and (2) text which explains the purpose of the zoning districts, lists permitted uses and standards for development. The Zoning Code must be consistent with the General Plan. As such, the Code includes standards to implement mid-range density, slope density, and the findings for

exceeding mid-range as discussed above. The development standards for residential development do not represent severe limitations to development, however, some of the standards are unique and require some review and discussion to determine whether or not the standards present a constraint to housing.

Potential Constraint, Building Height - Height limits for residential buildings in the City are 22 feet or two stories for buildings on land with slopes of less than 10%. Buildings proposed for lots with slopes in excess of 10% are restricted to a building height of 12 feet above grade as measured from the property line located at the uphill side of the lot. Those residential buildings on lots with a slope less than 10% are limited to 22 feet measured adjacent to the building. In addition, the Zoning Code requires that the building height be measured from the lowest of finished or natural grade. The purpose of the height standard is to help preserve views and to ensure that the mass and bulk of the building is compatible with the neighborhood. The purpose of the method of measuring height is to minimize the amount of grading activity and the building up of pads to help minimize impacts to the topography and adjacent views. Some architectural elements may project up to 4 feet above the height limit. Further projection is permitted up to the maximum permitted within the General Plan (30 ft. or 2 stories), however, the projection must be reviewed and approved by the Community Advisory Board. This results in approximately a 2 month process for review and approval by the Community Advisory Boards. This length of processing is not considered to be excessive or an abnormal constraint to housing.

The building envelope resulting from this height limit, combined with other physical standards such as setbacks, results in sufficient area to realize the density of dwellings as planned for individual lots. That is, the height limit does not prevent planned density from being achieved. Certain lots in the City may be impacted by physical limitations, such as legal lot size below the standard for a zone. For such properties, the opportunity for a variance approval exists to grant relief from height, setback or either standards. Thus, the residential height limit under zoning is not concluded to be a significant housing constraint.

Potential Constraint, Parking Standards - Adequate off-street parking must be available to avoid street overcrowding and assure street functionality. The City's current parking standard for single-family dwellings is two off-street parking spaces per unit. This is a very common standard among localities, and is justified based on statistics and studies from SANDAG indicating continuing increases in the number of automobiles per household, even as household sizes have declined.

The current parking requirement for multiple unit dwellings is 2 parking spaces for the first bedroom of each dwelling unit and one parking space for each bedroom after the first. For a three bedroom apartment four parking stalls would be required. This standard is more restrictive than parking standards imposed by other cities within the San Diego County area. The purpose for this standard is to insure that adequate guest and occupant parking is provided, to ensure that ample parking is provided off of the street maintaining the streets free from parking, and with the understanding that many individuals share apartments causing greater parking demands. Parking availability and streets freed from overloaded on-street demand are also necessary to address Coastal Zone policies to maintain coastal access. Still, this standard as the most stringent in the region may be a constraint on multi-family housing.

With the initial adoption of the Zoning Code on March 29, 1989, the multi-family parking standard was identified as an issue to be addressed and considered in further detail. This consideration is included as a housing program in this Element. This consideration will include assessment of the parking standard as a housing constraints. Note that consideration of the current parking requirement for "second" or accessory dwellings is also included as a program.

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6/16/93

Building Codes and Enforcement: The City of Encinitas' construction codes are based upon the State Uniform Building, Plumbing, Mechanical, Electrical and Housing Codes and are considered to be the minimum necessary to protect the public's health, safety and welfare. The City has similarly adopted the Uniform Fire Code. An additional standard has been adopted and is enforced by the Fire District requiring that all new residential dwellings be constructed with an installed sprinkler system. This is to protect the public's health, safety and welfare and is not considered an unnecessary constraint to housing.

Fees and Improvements: Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities, such as utilities, schools and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of a project's impact or on the extent of the benefit which will be derived.

A survey was conducted by the Construction Industry Federation (CIF) for the San Diego area comparing the 1988 planning and development impact fees of cities in the San Diego area. The following highlights some of the fees charged by other communities in comparison with the City of Encinitas.

1. Parcel Map. Encinitas, \$700. Other communities range from \$100 (Oceanside) up to \$3500 (City of San Diego).
2. Design Review. Encinitas, \$500. Other communities range from \$40 (El Cajon) to \$800 (County of San Diego).
3. Conditional Use Permit. Encinitas, \$1700. Other communities range from \$50 (El Cajon) to \$2800 (City of San Diego).

4. Environmental initial study. Encinitas, \$400. Other communities range from \$50 (El Cajon) to \$1300 (City of San Diego).
5. Tentative map. Encinitas. \$2000. Other communities range from \$300 (El Cajon) to \$3315 (Lemon Grove).

The planning processing fees charged by the City of Encinitas are utilized to cover the cost of processing the project. The City has a cost recovery program requiring deposits for projects. After the project has completed its process, any remaining balance is refunded to the applicant. As a result, the applicant pays only for the actual cost of the City processing his/her application. Based on the survey conducted by CIF and the City's requirement to cover actual costs, the fees are not considered to be an excessive constraint to housing. Note, however, that certain fees could be waived, reduced or underwritten for the provision of affordable housing under some of the housing programs outlined in this element.

Development impact fees were also summarized in the 1988 Regional Development Fee Survey conducted by CIF. Some of the impact fees are highlighted below:

1. Traffic mitigation fees. Encinitas requires \$900 per unit. Other communities range from \$530 (Carlsbad) to \$2,101 (Chula Vista).
2. Parklands. Encinitas requires \$2,321 max. per dwelling. Other communities range from \$145 (Lemon Grove) to \$1910 (Poway).

Fees have been set at a level necessary to cover the costs to the City and to make appropriate contributions to the community, in order to assure that basic support facilities and services are provided to residential development. These fees can contribute, nonetheless, to the cost of housing, and may constrain the development of lower priced units. Certain fees could be waived or reduced for the provision of low and moderate income housing. The housing programs outlined in this element provide for fees being reduced, development requirements waived and/or the processing expedited for affordable housing projects.

Potential Constraint, Improvements: While a significant proportion of the City's analyzed residential development potential is "in-fill" activity in existing neighborhoods, where much of the infrastructure is already present, a majority of development is on vacant lands where most of the infrastructure will have to be newly provided. Streets, curb, gutter, sidewalk, utility lines, storm drains, and similar facilities are normally provided by developers as housing is built. Thus, these are costs potentially adding to the asked sale or rental price of housing. Residential development cannot function without the support of these facilities, however. Some of this infrastructure is under the City's regulation (street, drainage, and sidewalk improvements; storm drainage; sewer lines) while other is regulated by independent utility districts (water, gas and electric lines).

Unlike most cities, Encinitas does not impose standardized infrastructure requirements. Adopted policies in other elements of this Plan call for street and sidewalk improvement standards adequate to serve and protect public safety, but tailored to specific community and neighborhood design needs. This is expected to result in requirements less stringent and less costly than the normal type of city-wide engineering requirements imposed by most municipalities, therefore, reduced cost impacts on housing should result. The City's Public Works Department is crafting "tailored" improvement standards and bringing these forward for consideration in 1990, and they are expected to be in place by 1991. The improvements and exactions required for residential development are limited to those improvements needed to allow the development based on the impact that is associated with the anticipated development. Improvements may include streets, drainage, utilities and the like. Exactions may include dedication of right-of-way to allow for any adequate road to facilitate the project. Although such improvements and exactions can contribute to the cost of housing, they are not considered excessive in relationship to other communities within the Southern California area. In addition, they provide infrastructure vital to the safe operation of the City and support of new residential development. It is not recommended that dedications or exactions be reduced or eliminated. However, some of the housing programs outlined in this element provide for such infrastructure costs to be subsidized or underwritten for affordable opportunities.

Local Processing and Permit Procedures: The evaluation and review process required by City procedures can contribute incrementally to the cost of housing in that holding costs incurred by developers during the process can be ultimately manifested in the unit selling price. The potential for costs due to this factor is not comparable to the market constraints discussed above. The review process in Encinitas is governed by three different levels of decision-making bodies: City Council, Planning Commission, and Community Advisory Board (CAB). Five CAB's have been established - representing the five different communities in the City - and serve as the first tier of development review. Average processing time for a residential project subject only to CAB review is between two to three months, with an added two months for projects also subject to Planning Commission approval. Due to the fluctuating workload and heavy project activity within some of the CAB areas, a two to three month waiting period may occur before a CAB hearing can be held on an application. This review period is comparable to other Southern California cities and does not appear to be a significant constraint to housing (Note that affordable units for target low and very low income households are exempt from the growth management allocation process, as discussed above). Many discretionary project reviews in Encinitas, such as tentative parcel maps and design review for some single family units and small multi-family projects (duplex to fourplex), which are in many jurisdictions processed administratively by staff, are required to undergo review by the CAB in the City of Encinitas.

Housing Needs Summary

Housing goals and policies and housing needs are presented in detail in previous sections of this Element. Identified housing needs are outlined again immediately below, and are designated by letter for purposes of reference in the Housing Programs Table (Table 9).

- A. Satisfy housing needs generated from new population growth. (Ref. 1990 RHNS). [I-a]
- B. Address substandard units. (Localized, isolated pockets in Leucadia, Old Encinitas. Conditions for large majority of these warrant rehabilitation as opposed to demolition). [II-c; III-c, d; IV-a, b, c, d, e; V-a, c, e, f]

- C. Satisfy housing needs based on affordability. (Upper-income households have their needs met by the private housing market. Moderate-income households will need some assistance of governmental programs. The significant unmet need is for lower and very low-income households. Target "fair share" numbers from draft RHNS focus on lower and very low). [I-a, b, c, d, e, h; II-d; III-a, b; IV-b; V-b through g; VI-a, c through l; VII-c, f.
- D. Address elderly special needs. (Needs stem from lower fixed incomes, physical disabilities and limits. While elderly households comprise approximately 6% of all City households, that proportion which has unmet needs due to income restrictions is relatively low). [I-b, f, g; IV-c]
- E. Address handicapped special needs. (Units must be accessible, functional to the handicapped. Handicapped comprise approximately 4% of all City households, but proportion with unmet needs due to significant income restrictions is lower.) [I-f, g; IV-c; VIII-c]
- F. Address large families special needs. (Need stems from limited income of some large families combined with a lack of affordable larger dwelling units. Overcrowded households comprise approximately 1.4% of all City households. Analysis indicates a clustering of overcrowded household in the east Leucadia community.) [II-b]
- G. Address agricultural workers special needs. (Need stems from low wages, temporary nature of employment, and the often migratory pattern of available employment. [I-c; VI-j; VII-a, b, d]
- H. Address special needs of female-headed/single-parent households. (Needs stem from low wages, need for child care.) [VI-b; VII-b, d, e]
- I. Address special needs of the homeless. (Special needs are for emergency and transitional temporary shelter, and other social support services such as transportation, employment, food aid, child care services, mental and medical care. In Encinitas, the homeless are characterized by both immigrant families and individuals, and by American-born

individuals and families of white and other races/ethnicities. The numbers of client contacts for service to address homelessness in 1989 was approximately 500. [II-d; VI-k; VII-a, b, d, e]

J. Address housing needs based on race/ethnicity. (Affirmative-action programs warranted to avoid intended or unintended discrimination, based on race or ethnicity.) [VI-c; VII-d]

K. Address housing needs stemming from significant non-governmental constraints.

1. Land price (High land prices are standard in the coastal market. This limits the affordability of new construction and existing units upon sale as well.) Implemented by [I-b, c, h; V-b, d; VI-c, d, e, f]

2. Construction costs (Construction costs have stabilized out over the last several years, but still comprise a significant proportion of housing costs.) Implemented by I-c, d, e; II-a, c; III-c, d; IV-a, c, d, e; V-c, e, f, g; VI-g, j, k, l]

3. Financing costs (Mortgage and construction loan rates and costs continue to be high. These limit the ability of households and builders to obtain purchase/construction financing and the ability of households to afford rehabilitation financing. [IV-a through f; V-e, f; VI-a, h, i, j, k]

L. Address housing needs stemming from significant governmental constraints. (Discussion of areas of potential constraint discloses few actual significant constraints. E.g., the City's land use plan and zoning accommodate the draft RHNS "regional share" of new development; the growth management plan is consistent with identified rates of new growth requirement; low and very-low income housing is exempt from the housing allocation in the growth management policies. City fees are moderate and time for project processing is average in this region. All City development standards are consistent and compatible with planned zone density levels, except the multifamily residential and accessory unit parking ratios, which are

identified for re-examination.) [II-a, b, d; VI-g]

Housing
Opportunities

This section evaluates the potential development of additional dwelling units which could occur under the Encinitas General Plan on vacant and underutilized land within the 1989 incorporated area of the City. The City does not anticipate any significant annexation or development on lands currently outside City limits within the five year time-frame of this Housing Element. As planned under the Land Use Plan, public services and facilities adequate to serve this additional development potential are either already available, or scheduled/required to be provided as development occurs, provided in part by development impact fees adopted by the City. The City has determined that there will be no shortfall or constraint foreseen in the provision of public services and facilities if development proceeds in accordance with the Land Use Element of the adopted General Plan.

Vacant Sites

Paragraph
Amended
6/16/93

Table 6 provides a breakdown of the number and type of additional dwelling units which could be constructed on vacant lands in the 1989 incorporated area of the City under the General Plan. With approximately 2,360 vacant acres planned for residential development, significant additional growth will still occur in the City. However, due to the presence of substantial environmental constraints (including flooding problems, excessive slopes, soil limitations, and sensitive ecological resources) and other planning and infrastructure limitations (including limited circulation capacity and remoteness) much of this land has been planned for lower density development. The Land Use Element has applied a Special Studies Overlay to constrained lands where additional development standards are required to minimize hazards to a future development, and to preserve significant resources. The Resource Management and Public Safety elements further detail environmental constraints.

Figures 1 through 5 depict the location of vacant residential acreage in the City by community area. As these maps illustrate, the majority of the City's vacant land is located in the inland, non-coastal portions of Encinitas.



 City Boundary
 Community Boundary

0 2000 NORTH
 scale in feet

VACANT RESIDENTIAL LAND

	Residential 0.00 - 2.00 du/ac
	Residential 2.01 - 5.00 du/ac
	Residential 5.01 - 8.00 du/ac
	Residential 8.01 - 11.00 du/ac
	Residential 11.01 - 15.00 du/ac
	Residential 15.01 - 25.00 du/ac

UNDERDEVELOPED RESIDENTIAL LAND

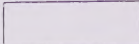
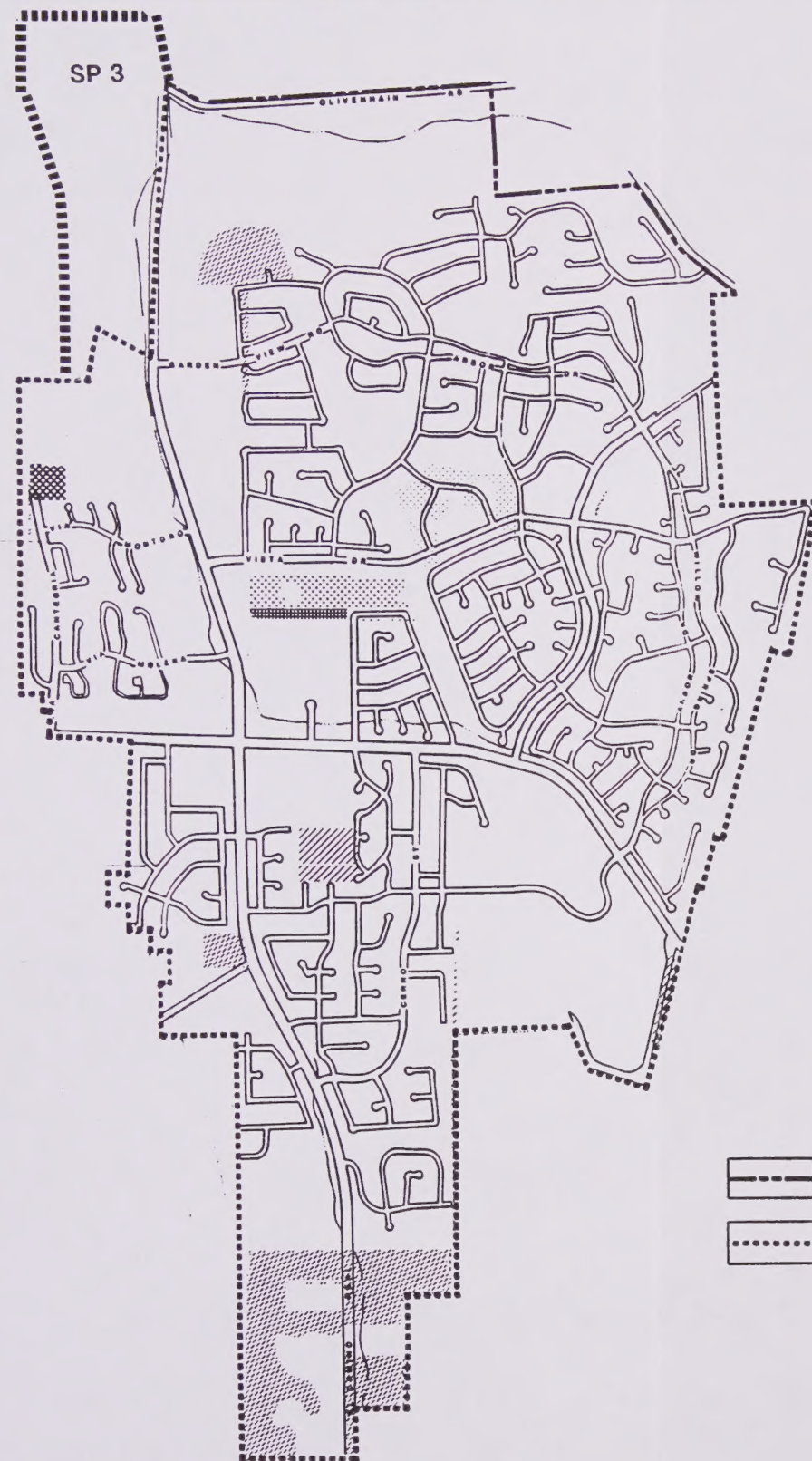
	Residential 8.01 - 11.00 du/ac
	Residential 11.01 - 15.00 du/ac
	Residential 15.01 - 25.00 du/ac

Figure 1

Potential Residential
Development
Leucadia

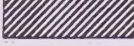
Encinitas
General Plan



 City Boundary
 Community Boundary

0 2000 NORTH
 scale in feet

VACANT RESIDENTIAL LAND

	Residential 0.00 - 2.00 du/ac
	Residential 2.01 - 5.00 du/ac
	Residential 5.01 - 8.00 du/ac
	Residential 8.01 - 11.00 du/ac
	Residential 11.01 - 15.00 du/ac
	Residential 15.01 - 25.00 du/ac

UNDERDEVELOPED RESIDENTIAL LAND

	Residential 8.01 - 11.00 du/ac
	Residential 11.01 - 15.00 du/ac
	Residential 15.01 - 25.00 du/ac

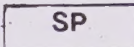
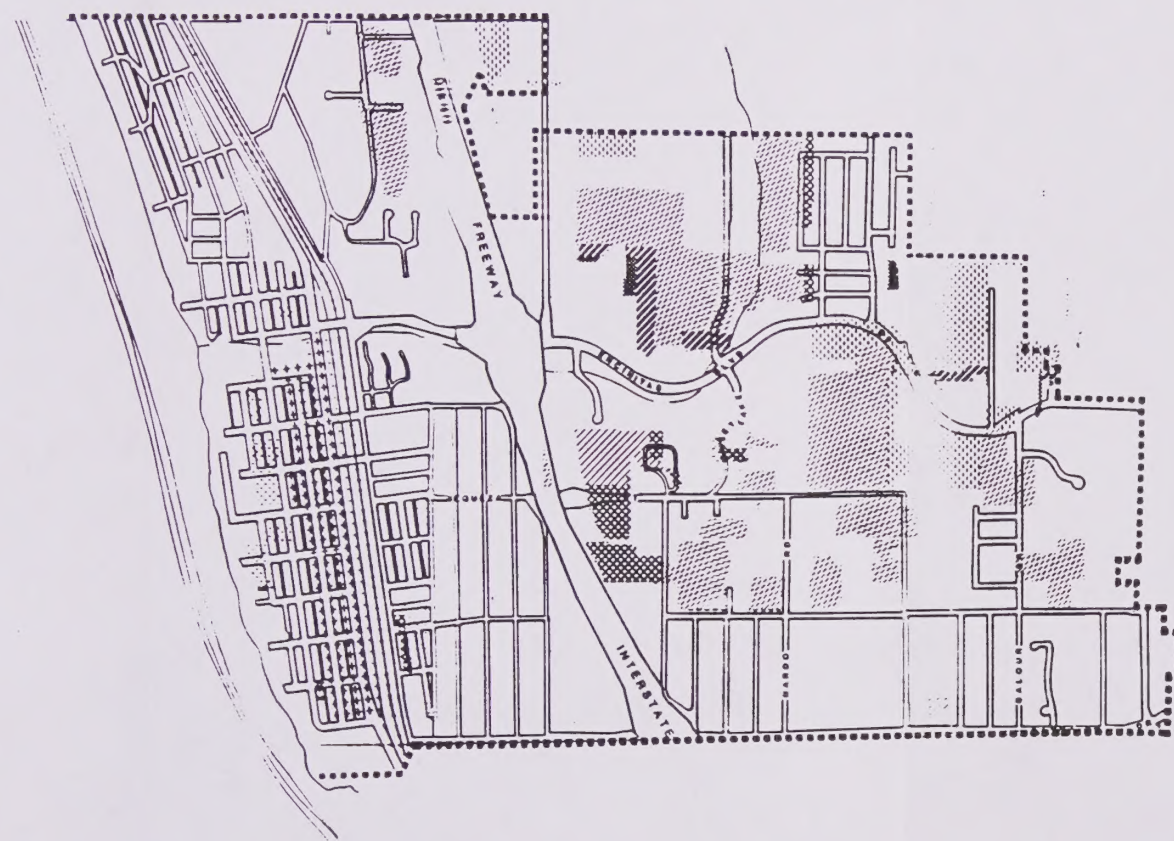
 Specific Plan

Figure 2
 Potential Residential
 Development
 New Encinitas

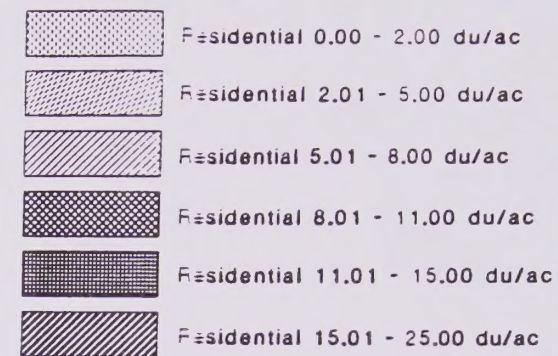
Encinitas
 General Plan



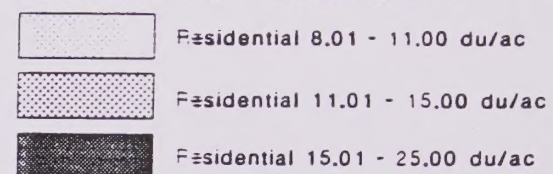
Community Boundary

0 2000 NORTH
scale in feet

VACANT RESIDENTIAL LAND



UNDERDEVELOPED RESIDENTIAL LAND



POTENTIAL MIXED-USE RESIDENTIAL

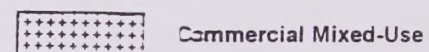
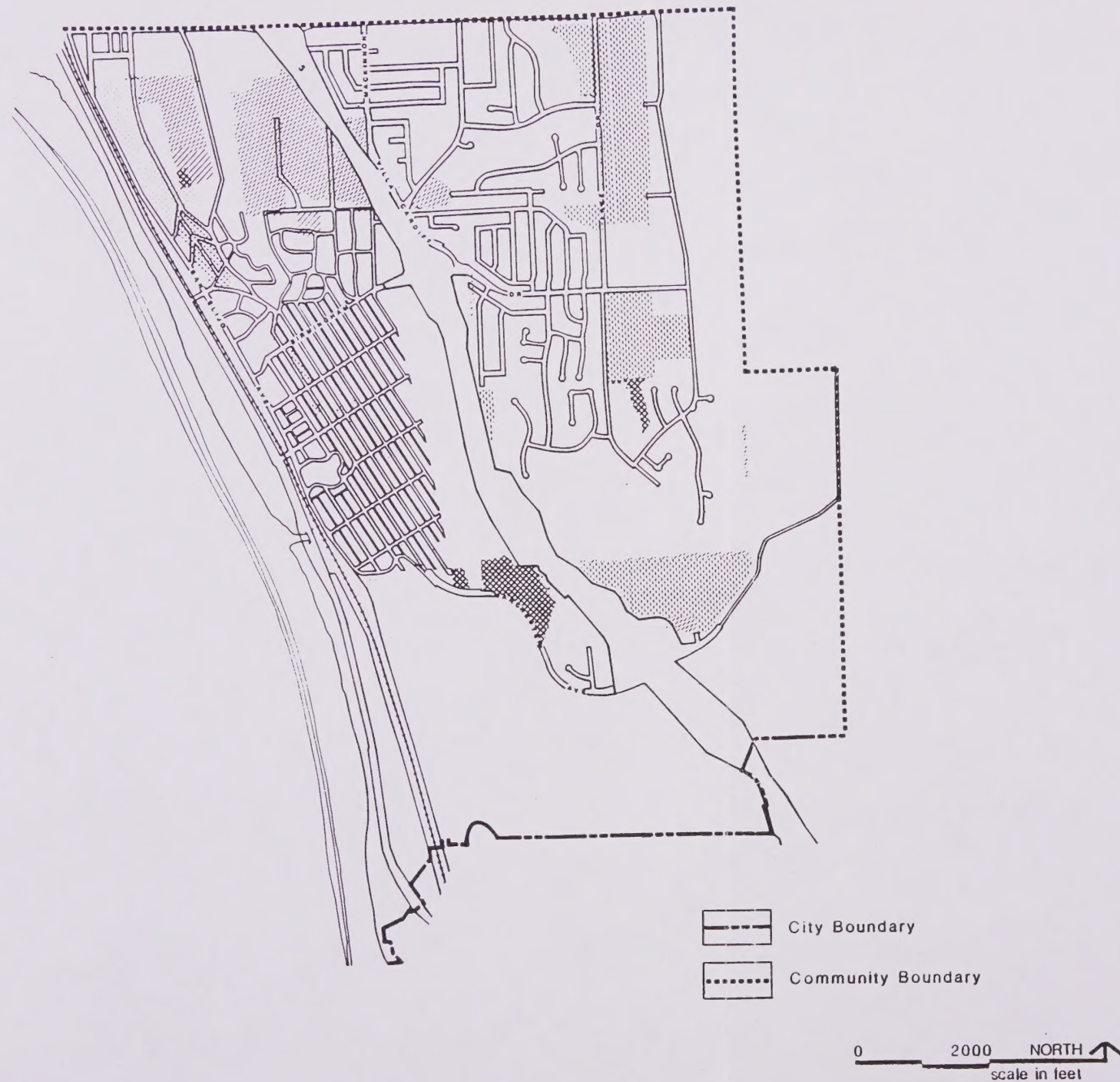


Figure 3
Potential Residential
Development
Old Encinitas

Encinitas
General Plan



VACANT RESIDENTIAL LAND

	Residential 0.00 - 2.00 du/ac
	Residential 2.01 - 5.00 du/ac
	Residential 5.01 - 8.00 du/ac
	Residential 8.01 - 11.00 du/ac
	Residential 11.01 - 15.00 du/ac
	Residential 15.01 - 25.00 du/ac

UNDERDEVELOPED RESIDENTIAL LAND

	Residential 8.01 - 11.00 du/ac
	Residential 11.01 - 15.00 du/ac
	Residential 15.01 - 25.00 du/ac

Figure 4

Potential Residential
Development
Cardiff-by-the-Sea

Encinitas
General Plan



VACANT RESIDENTIAL LAND

	Residential 0.00 - 2.00 du/ac
	Residential 2.01 - 5.00 du/ac
	Residential 5.01 - 8.00 du/ac
	Residential 8.01 - 11.00 du/ac
	Residential 11.01 - 15.00 du/ac
	Residential 15.01 - 25.00 du/ac

UNDERDEVELOPED RESIDENTIAL LAND

	Residential 8.01 - 11.00 du/ac
	Residential 11.01 - 15.00 du/ac
	Residential 15.01 - 25.00 du/ac

Figure 5

Potential Residential
Development
Olivenhain

Encinitas
General Plan

TABLE 6
VACANT RESIDENTIAL LAND INVENTORY

<u>General Plan Designation</u>	<u>Net Acreage</u>	<u>Mid-Range Dwelling Units</u>	<u>% of Total Dwelling Units</u>	<u>Projected Population(a)</u>
Rural	841	272	6.7%	685
Rural Res. 1	534	400	9.9%	1,008
Rural Res. 2	355	532	13.2%	1,341
Residential 3	465	1,663	41.0%	2,930
Residential 5	60	242	6.0%	610
Residential 8	52	335	8.3%	844
Residential 11	40	382	9.4%	962
Residential 15	3	35	.9%	98
Residential 25	9	184	4.6%	463
Total	2,360	4,045	100%	8,941

Source: Cotton/Beland/Associates, 1989.

(a) Based on 2010 estimate of 2.52 persons per unit (final series 7 Regional Growth Forecasts, SANDAG).

NOTE: This table has been revised in 1989 to reflect a more detailed analysis of the City's vacant land inventory. This table deals only with vacant land development potential within current (1989) incorporated boundaries. Additional development potential (approximately 1000 dwellings) is expected through build-out from areas within the City's designated sphere of influence, but this is not expected within the 5-year term of this Element (through 1995).

Amended 6/16/93

Paragraph
Amended
6/16/93

The City's vacant residential acreage will support 4,045 dwelling units, ranging from one unit on a two-acre estate to 25 dwelling units per acre. Single-family housing will comprise the majority of these units, reflective of environmental constraints as well as poor accessibility to many of the City's vacant acreage. Approximately 17 percent of these potential dwelling units are in the Residential 11, 15, and 25 land use categories, generally corresponding to multi-family development types.

Underdeveloped Sites

In addition to development on vacant lands, there is the potential for new residential development on sites which are currently developed at densities significantly lower than those permitted under the General Plan and zoning.

In the City's coastal areas, many of the areas designated for densities of 11, 15 and 25 units per acre are currently developed with single-family and lower density multi-family uses. Recycling of these lower density uses occurs when the intensity of use allowed more than offsets the costs of acquiring the improved site, demolishing the existing units, and constructing new higher density units. For the past several years, lower density residential uses in the coastal areas of Leucadia and Old Encinitas, and in the "twin homes" neighborhood in Cardiff have begun to recycle to higher densities, indicating that permitted densities are high enough to warrant intensification.

Paragraph
Added
1/26/94

Additionally, several of the City's specific plans allow "mixed-use" development (i.e. residential with the predominant commercial or office use) in commercial and office professional zones. Currently, most of these properties only have established commercial or office uses. It is expected that over time many of these sites will be redeveloped or recycled, potentially increasing the City's housing stock.

Paragraph
Amended
7/10/91
1/26/94

Figures 1 through 5 identify areas in the City planned for multi-family and mixed-use development which are currently developed at less than half the permitted residential density. As these figures illustrate, the majority of underdeveloped residential and mixed-use parcels are located in the coastal areas of Encinitas, consistent with where recycling activity has been occurring in the City.

Paragraph
Amended
6/22/94

Tables 7A and 7B calculate the net increase in dwelling units which could occur through the recycling of these sites. An estimated 1,290 additional dwelling units could be developed, predominately in the Residential 11, Residential 15, General Commercial, Office Professional and Visitor-serving Commercial land use categories.

In order to estimate the net increase in residential development attributed to recycling which could be expected over the five year period of the Housing Element, the rate of recycling activity experienced in the City since incorporation (July 1987-November 1989) can be projected forward to the next five years. According to the City's building permit records, a net increase in 96 dwelling units have been developed through recycling over 29 months, translating to an estimated 198 multi-family dwelling units which could reasonably be expected to develop over the coming five years. Assuming these 198 dwelling units are distributed according to the total recycling potential in each of the City's three multi-family categories, the following distribution could be expected (net increase, 1990-1995):

	<u>Dwelling Units</u>
Residential 8.01 - 11.0	107
Residential 11.01 - 15.0	73
Residential 15.01 - 25	<u>18</u>
	198

Through this recycling, adequate sites are provided to enable the City to meet its needs for multi-family housing development. In terms of housing affordability, these 198 units of multi-family housing are a significant contribution to stock of housing which, combined with City incentives, inclusionary provisions, and State Coastal requirements, can be priced within lower income groups' range of affordability.

*Paragraph
Added
1/26/94*

In addition, an estimate is made for potential residential yield from recycling under the City's mixed-use zones. An estimated 46 units could be developed through the remainder of this Element's five year cycle.

*Paragraph
Amended
7/10/91
4/16/92
6/16/93
1/26/94
6/22/94*

Note that over the build-out period of the Land Use Element, the 1,290 dwellings resulting from infill on multi-family zoned land, plus 601 units from development on vacant multi-family lands, will yield a total of 1,892 units. This is approximately 39% of the projected total build-out of 4,866 dwellings in existing city limits, and 32% of the projected 5,881 units including the City's sphere areas. These compare to approximately 27% of the City's 1987 housing stock being multi-family units (see Housing Element Technical Report).

TABLE 7A

POTENTIAL NET INCREASE IN DWELLING UNITS
ON UNDERDEVELOPED RESIDENTIAL PARCELS

Existing Density	Permitted Density			Total
	Res 8-11	Res 11-15	Res 15-25	
Residential 0.25-0.50	2	-	-	2
Residential 0.51-1.00	6	-	46	52
Residential 1.01-2.00	32	40	17	89
Residential 2.01-3.00	101	8		109
Residential 3.01-5.00	326	32		358
Residential 5.01-8.00		195	8	203
Residential 8.01-11.00			14	14
	<u>467</u>	<u>275</u>	<u>85</u>	<u>827</u>

Source: Cotton/Beland/Associates, 1989.

Table Amended 7/10/91, 1/26/94

TABLE 7B

POTENTIAL NET INCREASE IN DWELLING
UNITS ON MIXED-USE PARCELS

Existing Land Use Designation	Projected Yield
General Commercial	424
Office Professional	5
Visitor-serving Commercial	35
TOTAL	464

Source: City of Encinitas, 1994.

Table Created 1/26/94

Accessory Apartments

Intensification of development in existing residential areas could also occur through the addition of second units on single family lots. Second units, or accessory apartments as they are commonly known, are dwelling units constructed on the same parcel on which the primary single-family unit is located, providing independent living quarters which the homeowner may rent out or provide for a family member or other person(s). Second units provide a cost effective means of serving additional development through use of existing infrastructure, and can provide affordable housing for low and moderate income small households. Second units also have the additional benefit of allowing many older persons to remain in their homes by providing additional income and security.

The City of Encinitas has adopted an ordinance to facilitate and regulate the development of accessory apartments as a means of providing affordable rental housing for seniors, the handicapped and family members; occupancy limited to these households. The City's ordinance permits the development of accessory apartments up to 640 square feet in size subject to a minor use permit. The Housing Element sets forth a program to review the existing parking requirements for accessory apartments to ensure that minimum offstreet parking need is met but does not become excessive. Note that second units may be created accessory to any single-family dwelling, irrespective of site zoning.

The City's records indicate approximately 20 second units have been constructed in Encinitas in the last five years. Using this date to estimate the level of future second unit construction suggests that approximately 20 new units could be expected over the five year period of the Housing Element.

Farm Employee Housing

In addition to accessory apartments, housing for agricultural workers is also accommodated in the City. The City's farm employee housing ordinance allows for such housing as a permitted accessory use in conjunction with an agricultural or horticultural operation. Such housing generally takes the form of mobile homes located on the farm property.

Farm employee housing provides an affordable housing option for the City's agricultural workers and their families. According to the City's records, approximately 35 agricultural worker accessory housing units have been added to the City's housing stock over the past five years. Apply this same rate of growth to the five year period of the Housing Element suggests that an additional 35 agricultural worker units could be anticipated over the next five years.

In response to the significant need for agricultural worker housing in Encinitas, the Housing Element sets forth a program for assisting in the creation of additional agricultural worker units. An additional 35 units are projected to be developed under this program, resulting in a total of 70 units of farm employee housing being created over the next five years.

Residential Development Potential Compared with Regional Share Needs

As indicated in the Housing Element's Summary of Housing Needs, the Regional Housing Needs Statement (RHNS) prepared by SANDAG has identified a future housing need for Encinitas of 1,406 units, (563 for lower income households and 843 for moderate and upper income households) to be developed over the next five years. Combining the expected residential development on vacant and underutilized lands, and that expected in the form of accessory apartments and agricultural worker housing, an estimated 1,090 units will be developed in the City over the next five years (refer to Table 8). In addition to these units, the City will provide incentives for the creation of approximately 320 newly-developed affordable dwellings, plus the creation of additional affordable opportunities affordable to lower income households, through implementation of Housing Element programs (e.g. inclusionary requirements, density bonus, congregate care incentives, etc.). Review of Tables 6 and 7 indicate the City has adequate land zoned at appropriate densities to accommodate its share of lower income housing needs. Housing units affordable to very low and low income households, and in addition agricultural worker housing and accessory units, are exempt from the City's growth management annual building permit allocation system.

Table 8 presents a summary of numbers of new dwelling units expected (net increase) from development activity within the next five year period.

Environmental Amenities

The City of Encinitas offers a wide range of amenities that attracted many of its existing residents and will continue to attract substantial numbers of new residents in the coming years. The most significant natural attractions in Encinitas are its beaches, and the open space they offer. Associated with the community's coastal setting is a warm Mediterranean climate and clean air. A rolling hillside topography and bluffs both inland and along the coast offer spectacular panoramic views and further serve to attract growth to the City.

Local Employment Market

The San Diego region serves as a major center of employment in the west coast. SANDAG's Series 7 Regional Growth Forecast projects significant growth in the region's employment base, an estimated 556,000 new jobs being added by the year 2010, representing an increase of 61%. Within the Encinitas Planning Area, nearly 16,000 new jobs are projected through 2010, reflecting a 54% increase. Such expanded opportunities for employment will continue to attract new residents to Encinitas.

Community Resources

A discussion of housing opportunities and resources would be incomplete without recognition of existing community resources which provide housing services. Private, citizen-based efforts can be an important component in the myriad of things done to try and satisfy housing needs.

TABLE 8
POTENTIAL FIVE YEAR RESIDENTIAL DEVELOPMENT SUMMARY

Land Use Category (Expected	Vacant Land 5-Yr. Growth)	Underutilized Land	Accessory Apartments	Farm Employee Housing
Rural	67			
Rural Res. 1	90			
Rural Res. 2	119		20	70
Residential 3	261		units in	units
Residential 5	55		single	
Residential 8	75		family	
Residential 11	86	107	zones	
Residential 15	8	73		
Residential 25	41	18		
Total	802	198	20	70

Source: Cotton/Beland/Associates, 1988.

Expected five-year growth on vacant lands, based on City's growth management system and historic development activity. Expected five-year growth on underutilized land, based on City historic activity and analysis of reasonable in-fill potential. In addition to these, the housing programs in this Element work towards achieving housing opportunities affordable to low and very low income households which will also be added to the City's housing stock. The City's growth management system exempts units affordable to low and very low income households from the annual housing allocation. The total production of housing opportunities over 5 years is expected to be 1410.

Two existing private, non-profit agencies already supply social services in Encinitas related to housing needs. The Community Resource Center, based in Encinitas, provides temporary shelter placement and vouchers for homeless households (see discussion above under housing needs, special needs households, homeless). The CRC also provides other social services which can help homeless or needy households solve their underlying problems which create a housing need (i.e., clothing and food assistance). Lifeline, based in Vista, provides a placement service for seniors' shared housing. Lifeline operates throughout the North County, including within Encinitas. The validity of both of these community-based agencies are recognized in the housing programs set forth in this Element.

There may be many other ways that community resources can be applied to resolve direct and indirect housing needs. The City will remain open to such non-profit and grass-roots resources, and support their application.

Housing Programs

This section outlines the City's housing programs over the next 5 year period. Programs are linked with goals and policies and identified housing needs which they address. For appropriate programs, quantified objectives over the next five year term (into 1995) are stated. Programs are also linked with potential funding sources, and those agencies or City officials responsible for implementation.

Housing Objectives

The objectives for the City's housing programs are both qualitative and quantitative. Quantitative objectives, where applicable, are identified for each program both under "Housing Program Description" and in comprehensive Housing Programs Table. Quantitative objectives are related to the overall quantitative targets identified for the City and the region in the 1990 Regional Housing Needs Statement (RHNS) produced by the San Diego regional council of governments, SANDAG.

The 1990 RHNS identifies a "regional share" for Encinitas, which constitutes a new housing production need over the next 5 years. (The regional share projections by SANDAG satisfy the requirements of Calif. Gov. Code Secs. 65583 and

65584 for identification of the City's share of the regional housing need.) Encinitas' regional share is a total of 1406 dwelling units. The regional share is further broken down in the RHNS into five year targets for different income categories, as follows: very low income, 323 dwellings; low income, 239 dwellings; moderate income, 295 dwellings; and upper income 549 dwellings. The income categories here are as defined by HUD. The City will maintain an annually adjusted table showing the breakdown of income limits by category. Market-rate development is expected to satisfy the City's regional share needs for the higher income categories. (Note, however, that several housing programs outlined below are available to augment needed moderate-income housing production.) The City's growth management system will not constrain moderate and upper income housing below needs, and housing for the target low and very low income categories is not subject to the growth management limit. While the City and its planning places no constraint to meeting housing production needs, nonetheless as noted above under Housing Constraints, the private market is not expected to substantially satisfy the need for lower and very low income housing.

This, in fact, is a major overall thrust of the 1990 RHNS. Unmet housing needs, both existing and newly generated over the next 5 years, are expected to be concentrated in the low and very low income categories. For this reason, the RHNS emphasizes housing assistance applied at these income levels. The RHNS identifies five year housing "targets" for assisted housing for all San Diego jurisdictions. The target identified for Encinitas is 538. This means that SANDAG has determined that the various housing programs applied by the City should strive to provide this number of assisted housing opportunities over the next 5 years, through 1994. Assisted housing opportunities include all means of housing assistance, not just new construction but programs creating opportunities in the existing housing stock and programs directly assisting households as well.

Housing Program Funding Sources

State housing law recognizes the various realistic limitations which keep housing needs from being met. These include the limitations of private market-driven housing development, environmental

limitations on land use, and a lack of adequate federal and state funding for housing assistance programs.

Housing program funding is a key factor for many of the programs outlined below. The City must be realistic in setting numerical objectives for programs which require funding. Unfortunately, those funding sources which appear to have the most potential for City programs are not under the City's control, are intermittent, and may be distributed based on competition between localities. The housing fund set-aside from a potential City redevelopment project, if the project is successfully established in 1990, is not projected to be a significant amount until 1995 or 1996, at or beyond the end of this five year housing plan. Thus, the program objectives set below are subject to available funding, and are set at a realistic level based on expectations of non-guaranteed funding.

Paragraph
Added
6/17/92

State housing law requires specific discussion of program funding to address "units at risk." As noted, redevelopment tax-increment financing is not available, since the City has no redevelopment plan. The County Housing Authority operates within the City of Encinitas; however, the Authority reports that no funding from administrative fees are available to finance the continued affordability of "units at risk."

CDBG funding is available to consider for "units at + risk", as follows: (a) An allocation has been made in the City's 17th year funding specifically for an initial assessment for acquisition of the federal section 236 project, Su Casa Por Cortez, by a preferred non-profit purchaser who would continue the affordability of Su Casa's 30 guaranteed-affordable units. All other 17th year CDBG funds are already obligated for other purposes. (b) In conjunction with becoming an entitlement City, the City is scheduled to receive \$323,000 from County HCD in unexpended past-year CDBG funds earmarked for Encinitas. This money is not obligated to specific projects at this point, and is available to apply, all or in part, to preserve "units at risk." This money is expected to be available for use by October 1992. (c) 18th year CDBG funds, approximately \$339,000, is expected to be available by October

1992, and has not yet been obligated to specific projects.

It should be noted that, while the above-cited 18th year and prior-year rollover CDBG money is not obligated to projects at this point, there will be competition for these funds for other housing programs.

Paragraph
Amended
6/17/92

Following is a brief discussion of special program funding sources. These are designated by letters (A, B, etc.) for identification in the Housing Programs Table. This is not intended as an exclusive listing of funding; other sources, as they may become available, will be pursued by the City to apply to appropriate programs. Other funding sources may be available which are particularly applicable to "units at risk." These include J and K, below.

A. City General Fund - Can be applied at City's discretion to any program. Amount of funds available which are not already obligated to other City services and operations will be limited.

Paragraph
Amended
6/17/92

B. Redevelopment Agency Funding - Largely the 20% housing set-aside, but can also include other redevelopment project proceeds, e.g. for administrative housing program costs. Can be applied to a wide variety of housing programs at City's discretion. If a redevelopment project is adopted in 1990, housing funds would begin to be available in 1991. Housing funds available over the 40-year lifetime of the project are significant, estimated \$39 million. However, the accumulated total of redevelopment housing funds estimated to be available through 1994 is approximately \$200,000. (Added Note: In 1991 the City determined to not adopt the redevelopment program which had been contemplated up to that time. Thus, this potential funding source for housing programs is not expected to be available, within and beyond the 5-year term of this Element.)

Paragraph
Amended
6/17/92

- C. City CDBG Funds - Annual allocation expected to be approximately \$200,000, depending on continuation of this federal program. Funds cannot be spent directly by the City on new housing construction, and proportion which may be spent for administrative purposes is limited. While CDBG funds may, and traditionally have, been spent on eligible capital improvement projects that indirectly assist lower income housing, Council policy can specify that CDBG funds are to be ear-marked for direct housing programs. (Added Note: In 1991 the City became, and operated for the first time, as an "entitlement" City under the Federal CDBG program. The annual allocation as an entitlement City is expected to be approximately \$424,000; after deductions for administrative expenses approx. \$339,00 should be available annually. A one-time transfer of unexpended past CDBG funds from the County of \$323,000 is also available in 1992.)

Paragraph
Amended
6/17/92

- D. Urban County CDBG Operational Funds - As long as the City is a "non-entitlement City" under CDBG, the City's participation under the County's "Urban County" CDBG program should continue. This affiliation provides a percentage of funding for County HCD's operation of a variety of programs available to apply within the City. (Added Note: With the City's status of an entitlement City in 1991, urban County CDBG operational programs and funds no longer apply.)
- E. County Housing Authority Operational Funds - The County Housing Authority applies for and receives funding for the variety of programs it operates. These are exclusive to these Housing Authority programs.
- F. City Housing In-Lieu Fees - Fees may be paid to the City in lieu of the direct provision of affordable units, under the City's inclusionary housing ordinance, and under State Coastal Zone housing requirements. These fees would go into an exclusive fund to be spent directly on creating new affordable housing opportunities. Such in-lieu fees usually are required to be

spent within a limited time frame, e.g., three years.

- G. Special Federal/State Project Funding - The Federal and State governments provide funds for a variety of specified programs. Some are on a continuing basis, e.g., federal funds for Section 8 certificates or housing vouchers, provided by HUD to local housing authorities. Some are limited, one-time grants for specific purposes. Examples of the latter are State Propositions 77 and 84, which through sale of State bonds will generate one-time funds which can be applied to owner-occupied or rental rehabilitation (Proposition 77), or for new construction, emergency shelters, or limited rehabilitation (Proposition 84).
- H. Lending Institution Housing Funds - Private lending institutions in California have created various funds ear-marked for affordable housing. These include SAMCO, (Savings Association Mortgage Co.), a savings and loan institutional fund; CCRC (California Community Reinvestment Corp.) a bank fund; and a fund created through FIRREA, the federal savings and loan "bail-out" program. The money available through these funds is required to be spent in a way to lower the finance costs of housing production or rehabilitation) and therefore increase affordability. It cannot be spent for administration or for support services related to housing. Money will also be allocated only on a project-by-project basis, and therefore cannot be guaranteed for programs.

Paragraph
Amended
6/17/92

- I. Urban County Housing Development Fund. This is a multi-purpose fund set up by HCD from its funding sources including CDBG. Monies in this fund are used for a variety of projects, relating to the development of new housing units, or substantial rehabilitation or conversion of existing structures to create new affordable housing units. Funds are used as grants, loans directly from HCD, or subsidies to private lending institutions to reduce the rate of conventional loans. Under the federal rules for CDBG, money cannot be spent directly as construction costs for new construction. But the money is used in ways to reduce the development costs of new construction, so that

resulting dwellings can be guaranteed affordable to target households. (E.g., land costs are reduced through outright land purchase or subsidy; financing costs are reduced; infrastructure costs are reduced by paying for utility and street improvements; etc.). As a CDBG program, target households are lower and very low income. (As with the above HCD programs funded through CDBG, this program's availability to apply in Encinitas will end if the City becomes an entitlement city. However, the City can establish its own housing development fund, funded by whatever sources the City finds available. The City can administer this fund program itself, or contract with HCD to administer it. In any case, even as a non-entitlement city, the City may decide to devote City funding to this program in order to increase its application within City limits.) (Added Note: With the City's status as an entitlement City in 1991, the Urban County CDBG Housing Development Fund no longer is applicable in the City. The City may still fund its own, similar program.)

Paragraph

Added

6/17/92

- J. LIHPRHA. The 1990 federal Low Income Housing Preservation and Residential Homeownership Act established stringent restrictions on the prepayment or expiration of government subsidized "units at risk," and also authorizes attractive federal incentives through HUD for project owners to either renew the affordability of the units, or to sell to only "priority purchasers" financed by HUD who would renew the units' affordability. Federal funding for this program has been assured.

Paragraph

Added

6/17/92

- K. HOME Funds. The 1990 Federal National Affordable Housing Act created the HOME funds program, which is similar to federal CDBG. Defined "entitlement" cities are eligible to directly receive money allocated annually through HUD, which funds may be spent on a variety of specified programs, for direct housing purposes, only. Non-entitlement cities are eligible to apply on a competitive basis annually through State HCD for project-specific HOME funds; and as with CDBG, non-entitlement agencies may form regional groupings (similar

to the Urban County CDBG program) for HOME funds. Apparently, Encinitas is an entitlement City, and may qualify for funds in the 1993 Federal budget year, February/March 1993. The amount is unknown at present. HOME funds may be required to be matched for various types of projects.

Housing Program Description

The following describes each of a full range of housing programs to be implemented by the City of Encinitas. Programs are categorized by descriptive classes, including existing and proposed zoning code measures, County HCD programs, CDBG-related programs, existing and proposed new programs to maintain housing affordability, existing and proposed programs to create new housing opportunities, direct household support programs, and administrative and other measures. The following listing also letter-designates each program (I-a, b, c, etc.) for reference in the Housing Programs Table. The Housing Programs Table discloses the City's commitment to each program over the next five year period, 1990 through 1994. For each program with a quantified objective, this five year objective is also stated below, following the program description.

The programs outlined below and set forth in Table 9 are designed to comprehensively address the City's identified housing needs. When implemented successfully, they are expected to achieve this goal. Future analyses and updates to check the City's progress in implementing the Element will focus on the success in applying these programs. Failure to adequately address identified needs may require adjustments, changes, or additions to programs. These may include, but are not limited to, investigation of the usefulness of selected density increases to meet housing needs, subject to economic and environmental factors, and the public health and safety. These kinds of alternatives, if warranted, will have to be analyzed for their practicality, success in addressing housing needs, and likelihood to produce other impacts or effects which may be adverse. Not all of the programs listed in Table 9 are expected to be implemented within the 5-year timeframe, 1990-1995. Program III-d is uncertain due to a federal stop on provision of funding. Programs V-g and VI-f, g, h and i are uncertain due to other funding

limitations. As a result, these programs are not included in the quantitative 5-year objectives, and their implementation is not required to meet 5-year goals. They are listed as "optional programs, in case opportunities for funding and administration arise; they can then be applied to augment other 5-year programs.

I. Zoning Code - Existing Provisions

There is a direct relationship between housing goals and land use planning. The Land Use Element of this General Plan and its implementing zoning regulations is the City's single most important "housing program", in providing for the number, and range of type, of housing units needed. Discussion under the Housing Needs, Housing Constraints and Housing Opportunities sections of the Housing Element establish the relationship between identified housing needs, and the ability to meet those needs through the City's land use planning. The following existing provisions of the City's Zoning Code (as adopted March 29, 1989) are designed to insure that the City achieves its housing objectives as a result of zoning implementation. Note that some of the City's zoning provisions are identified as simply needing to be maintained, while for others, the Element recommends modification or "fine tuning" through Zone Code amendment.

- a. Overall Land Use Plan Implementation. Continue to apply zones through the Zoning Code and Zone Map to correspond to the Land Use Element's residential designations, to implement the basic range of residential housing types, the densities, and the overall number of housing units planned. These include the single family residential categories, the multifamily categories (R-11 through R-25 zones), and the specialty category of Mobile Home Park (MHP). Based on historic development activity in Encinitas, the five year goal of this program is for the creation of 1,000 additional dwelling units.

- b. Accessory Apartments. Known also as "second units" and "granny flats". Continue to apply zoning code provisions which provide for allowance of accessory apartments under zoning, consistent with provisions of State law. Maintain and implement existing program. Review current parking requirement for accessory apartments to insure that minimum offstreet parking need is met but does not become excessive. Review the allowed occupancy of accessory apartments (currently limited to elderly, family members and the handicapped). Also review for consideration of allowing the development of accessory apartments simultaneously with the development of principal single-family dwellings. Consistent with the level of second unit development in previous years, the five year goal for this program is for the creation of 20 second units.
- c. Agricultural Worker Housing. Continue to provide for allowance of agricultural worker housing accessory to agricultural/horticultural land uses under zoning. Review development standards/limitations now in effect for agricultural worker housing to avoid disincentives, and for flexibility in the type of structure allowed as accessory agricultural worker housing. The goal for this program is for the addition of 35 agricultural worker units to the housing stock.
- d. Mobilehome/Trailer Parks. Continue to provide zoning provisions which allow development of new mobilehome/trailer parks, and which recognize and allow expansion of existing parks. Maintain the exclusive mobilehome park zone (MHP) where appropriate; continue to provide for parks as an option under other zones. The five year Housing Element goal through the application of the MHP Zone is for the conservation of 230 mobilehome units.
- e. Manufactured Housing. Continue to allow placement of mobilehome/ manufactured housing units or single-family dwellings as per State law.

- f. Community Care Facilities. Continue to allow for development of community care, congregate care, or residential care facilities under zoning to meet special housing needs of elderly who need ability assistance and the handicapped. Review code allowance to consider expansion of zones/locations where such development may be appropriate. The five year goal is for the creation of 150 congregate care units for the elderly and/or handicapped based on identified need.
- g. Small-Scale Care Facilities. Continue to provide for residential care facilities for six or fewer clients under residential "zone" as specified by State law.
- h. Density Bonuses. Continue to provide zoning code provisions to allow density bonuses in return for guarantees of affordable dwelling units in new construction as provided by State law. Review code to insure consistency with requirements of new State law, AB 1863., 1989 statutes. Pursuant to State law, if a developer allocates at least 20% of the units in a housing project to lower income households, 10% of the units for very low income households, or at least 50% available to "qualifying residents" (e.g. elderly, agricultural workers), the City must grant a density bonus of 25% and one other regulatory concession. Developers granted a density bonus enter into an Affordable Housing Agreement with the City to ensure the continued affordability of the units. The City's five year target for affordable units developed through the density bonus program is 50 units.

II. Zoning Code - New Provisions

In addition to provisions already incorporated into the City's 1989 zoning regulations, there are other measures which may be added to the Code related to housing needs and concerns, as follows:

- a. **Multifamily Offstreet Parking Requirements.** Review the City's offstreet parking requirements for multifamily development, to assure the minimum offstreet need is satisfied, but the City's requirements are not excessive. Staff shall review these provisions and make specific recommendations to the Planning Commission and City Council regarding possible changes. Changes must be considered at public hearing prior to adoption.
- b. **Family-sized Multifamily Housing.** Review Zoning Code development standards to identify and remove disincentives for the development of multifamily dwellings large enough to accommodate large families. E.g., examine development standards based on number of bedrooms per unit. Staff shall review these provisions and make specific recommendations to the Planning Commission and City Council regarding possible changes. Changes must be considered at public hearing prior to adoption.
- c. **Mobilehome/Trailer Park Overlay Zone.** Address establishing a mobilehome/trailer park overlay zone to facilitate the conservation of mobilehome and trailer units in the City. Different from the exclusive MHP zone already in Code, this overlay would recognize existing mobilehome/trailer parks under other zone designations, designate a legal conforming status, and provide the basis for other programs which act as incentives for park rehabilitation and maintenance. Staff shall make specific recommendations to the Planning Commission and City Council. These proposals must be considered at public hearing prior to adoption. The five year goal for this program is the

conservation of 520 affordable mobilehome/trailer units.

- d. Emergency/Transitional Shelters. Address amending the Zoning Code to assure the allowance of emergency shelters and transitional housing as a permitted land uses. City staff shall prepare amendments to the Zoning Code for consideration by the Planning Commission and City Council. These must be considered at public hearing prior to adoption.

III. County Housing Authority Programs

The City currently has an agreement with the County which authorizes the County Housing Authority to operate within City limits for a variety of housing programs. In essence, for these programs, the County Housing Authority is the City's housing authority. The advantage to the County in this arrangement is being able to include the City's population and area as part of the Housing Authority's total service base in competing for federal program funding. The advantage to the City is having housing programs already on-line and available to apply within City limits. These programs will remain available to apply within City limits, depending on federal program funding, as long as the City continues its agreement with the County. The City will maintain this affiliation for the five year term of this Plan, insofar as this is under the City's control, and for the purpose of continuing these programs.

As a recently incorporated City, Encinitas is still gaining experience in the implementation of housing programs, and has not taken full advantage of those programs offered by the County. In order to expand the City's involvement in housing programs, the Housing Element calls for the creation of a "Housing Coordinator" position (refer to program IXa). With the Housing Coordinator to pursue City involvement in County Housing Authority, HCD and other programs, the City's goal is to achieve enhanced participation in the following programs:

- a. Section 8 Existing Housing Payments Program. Applies to very low income households only. Qualifying households receive certificates, denoting their participation in the program. These households find their own housing in the private housing market; landlords must be willing to enter into a contract with the Housing Authority which limits total rent for the unit involved to a "fair market rent" level established by HUD for this region. The Section 8 household pays no more than 30% of its income for rent; HUD pays the landlord the difference between this 30% and the "fair market rent". The Housing Authority provides all local administration, including qualification of the household, and qualification and inspection of the rental units. All funding is from the federal government; the City has no direct or indirect expenses. The "twelve-month equivalent" of 13 households in Encinitas were assisted by this program in 1989. The five year goal of this program, combined with the housing voucher program, is for assistance to an additional 200 new households beyond the number of households already being assisted.
- b. Housing Voucher Program. Very low income households only. Almost exactly like the Section 8 program above, except that rents charged by landlords may exceed HUD's "fair market rate rent levels. Participating households pay 30% of their income, plus any increment of rent above the HUD "fair market rent". HUD pays the landlord the difference between the household's 30% of income and the "fair market rent". All funding is from the federal government; all local administration by County Housing Authority; no City expenses or administration. The "twelve-month equivalent" of 29 households in Encinitas were assisted by this program in 1989. The five year goal of this program, combined with the Section 8 Program, is for assistance to an additional 200 new households beyond the number of households already being assisted.

c. Section 17 Rental Rehabilitation Program. This program encourages the rehabilitation of existing rental dwelling units. Grants are given for property owners to upgrade existing substandard buildings. Rents for upgraded units are only limited to be no higher than HUD's "fair market rent" for that type and number of bedroom unit; rents are not otherwise limited, and thus are not necessarily guaranteed to be "affordable" to very low, low, or moderate income households. Grants are limited to be no more than an average of \$5,000 per unit, and no more than 50% of the project's total rehabilitation costs. All funding is federal, through HUD; County Housing Authority provides all administration. No costs to City. While this program has not been utilized in Encinitas, the City's Housing Programs coordinator will pursue funding for the City, with the five year goal of achieving 50 rehabilitated units.

d. Section 8 Moderate Housing Rehabilitation Program. "Moderate" here refers to the degree of structural rehabilitation provided to a building, and not moderate rent or income levels. The program is targeted to help very low income households. Rehabilitation of substandard rental units is encouraged, not by providing grants or financing for rehabilitation, but instead by guaranteeing Section 8 rent payments to owners who rehabilitate units and then rent them to Section 8 households. Funding is all federal, through HUD; County Housing Authority provides all administration. No City costs. While Federal funds for this program are not currently available, the City's Housing Coordinator will pursue funding as it becomes available.

IV. CDBG-Related Programs Through County HCD

There are a number of programs which are available to apply in the City through the City's participation in the federal CDBG program as a non-entitlement City. The County Department of Housing and Community Development

(HCD) administers all of these under its "Urban County" CDBG program. By participating as a non-entitlement City, Encinitas also participates financially in the provision of all these programs, which are available to City residents and property owners. These programs remain active and available to apply in the City as long as the City is one of the non-entitlement cities involved in the "Urban County" program. Should Encinitas become an entitlement city in the future, this arrangement will end; however, Encinitas may enter into an agreement with County HCD to continue to operate any or all of these programs, funded by whatever source of City funds the City may choose. (This could include City general funds, specific allocation of City CDBG monies, redevelopment housing funds, in-lieu housing fees which may be collected by the City, etc.) As funded directly by the City, these programs are applied exclusively within City limits. Even as a non-entitlement City, the City can choose to augment the funding now applied to any or all of the below programs to increase their application within City limits.

- a. Residential Rehabilitation Program. Provides rehabilitation loans directly from HCD to qualified target households who are owner-occupants of existing units which are in need of physical rehabilitation. As a CDBG program, these are 0% loans, with payment deferred until the owner-occupied unit is sold to a new party; upon sale, the outstanding principal is paid through the sale. (In essence, then, these are "grants" repaid upon sale out of the proceeds of the sale.) Also as a CDBG program, this program is offered to lower and very low income households, only. Loans are currently limited to \$20,000 each. This program operates to maintain the existing stock of affordable owner-occupied housing, and enables target households to remain in affordable housing without detrimental financial impact to them. The City's goal is for the rehabilitation of 50 units under this program over the next five years.

- b. Interest Subsidy Program. Loans from private lending institutions to qualified target households are subsidized by HCD to reduce loan rates and make the loans more affordable. Rates are typically reduced from current-market 11%, to 7% or 5%. HCD pays the lending institution the difference. Loans can be used for residential rehabilitation, affordable home purchase, or other CDBG-qualified housing purpose. The City's five year goal is for the issuance of ten housing loans at subsidized interest rates.
- c. Elderly/Handicapped Grant Program. HCD provides outright grants, currently limited to \$1,500 per household, to qualified elderly (62+ years for at least one household member) or handicapped household of owner-occupied dwellings. As a non-entitlement CDBG program, currently limited to lower and very low income households. Grants are for housing rehabilitation purposes. Thus, this program acts to preserve existing affordable housing stock and enables target households to achieve safe and sanitary housing with no financial impact to them. The Housing Element sets forth a goal of 10 grants over the next five years.
- d. Weatherization Program. HCD provides outright grants, currently limited to \$1,000 per household, to qualified target households of owner-occupied units. Grants must be used for weatherization, e.g., roof work, window/door seals, etc. As a non-entitlement CDBG program, currently limited to lower and very low income households. Program acts to preserve existing affordable housing stock and enables target households to achieve affordable safe and sanitary housing with no financial impacts. The Housing Element goal is for the issuance of ten weatherization grants.

e. Mobilehome/Deferred Loan Program. Very similar to the Residential Rehabilitation program. As currently run, 0% deferred-payment loans are made to qualified households of owner-occupied mobilehome units for rehabilitation. Currently limited to \$5,000 maximum per household. As a CDBG program, currently limited to very low income households only. Program acts to preserve existing stock of affordable owner-occupied mobilehome and trailer units, and enables target households to achieve affordable safe and sanitary housing with no financial impact. Based on the significant number of mobilehome units in need of rehabilitation, the goal for this program is for the issuance of 50 loans over the next five years.

f. Mobilehome Occupant Assistance Program. HCD provides, as currently operated, 5% deferred-payment loans, maximum \$19,000 each, to qualified households who are tenants in existing rental mobilehome parks. Loans are used to allow the households to buy mobilehome or trailer units in mobilehome parks and the park spaces on which the units sit. This program is applied in conjunction with the conversion of a space-rental mobilehome or trailer park over to a park subdivision, condominium park, or other form of owner-occupant park ownership. This program acts to preserve the stock of existing affordable mobilehome/trailer park housing, and enables target households to have assured housing through ownership. The City will facilitate the use of this program through advertising its availability to park tenants, and by co-signing loans for park conversions.

V. Programs to Maintain Existing Affordable Housing Arrangements

It is as important to maintain existing affordable situations as it is to create new housing opportunities. Loss of existing affordable situations will only exacerbate existing unmet housing needs. The maintenance of housing in terms of minimum safety and

sanitary conditions is also important. Such programs can have the added advantage of upgrading existing City neighborhoods if targeted at specific areas. The following programs are aimed at maintaining the affordability and livability of the City's housing stock. Note that several of the following programs involve grants or subsidized loans, e.g., for housing rehabilitation. Grants will normally come directly from the City or Redevelopment Agency, through a City-established Housing Authority or under contractual arrangement with the County Housing Authority. Loans can also come directly from the City/Redevelopment Agency. But subsidized, below-market loans can also be arranged through private lending institutions. The City/Agency subsidizes loans by paying the bank the difference between market and the lowered rate, and/or by guaranteeing the payment of the loan. Loan interest rate can be reduced to as little as 0%, depending on the affordability gained.

- a. Code Enforcement. Establish and maintain a City-wide program of dwelling unit inspection and enforcement of minimum health and safety standards. Coordinate the City's code enforcement efforts with rehabilitation assistance to qualifying households.
- b. Condominium Conversions. Address establishing regulations in the City's Subdivision Ordinance to limit the number of conversions of rental dwellings to condominium or other individual-ownership status, based on the availability of adequate remaining rental stock. City staff will prepare specific draft regulations and submit these for Planning Commission and City Council consideration.
- c. Mobilehome/Trailer Park Housing. Establish incentives to owners of existing mobilehome/trailer parks to encourage the parks to remain as housing, and to be provided as affordable housing. Note the Urban County CDBG - operated programs under County HCD, above: expand their application in Encinitas, add additional funding for application exclusively in

City limits as funding sources may be available. Consider additional/parallel City/ Redevelopment Agency programs as well. City staff will prepare a comprehensive program and present this to City Council for authorization. Program elements may include, but are not limited to, the following: Provide grants, subsidized and/or deferred-payment loans for park rehabilitation; provide grants, subsidized and/or deferred-payment loans for the rehabilitation of individual mobilehome/ trailer units in need of rehabilitation. Provide these incentives and subsidies in return for units being guaranteed affordable and/or accessible to target households for a minimum time period. The five year goal of this program is for the conservation of 520 mobilehome/trailer units.

d. Coastal Zone Housing Requirements. Establish and maintain a program to enforce the housing requirements of California Government Code Sections 65590-65590.1. This includes requirements for maintenance, or replacement of existing affordable housing thus meeting the goal of housing conservation. Since over two-thirds of the City's land area, and an even greater proportion of existing and planned housing units, are in the Coastal Zone, the City will also consider the advantages of requiring these coastal regulations City-wide. Staff will prepare a proposal for Council consideration. This consideration and completion of the administration systems are scheduled to be completed in 1990.

e. Owner-Occupied Residential Rehabilitation Program. This program consists of providing grants and/or subsidized, deferred-payment loans to qualified target household owner-occupants for the purpose of needed unit rehabilitation. In return, units are guaranteed to remain affordable upon resale for a minimum time period, and/or the grant/loan amount may be required to be repaid upon out of sale proceeds. To implement this program City staff will prepare proposed regulations

and procedures, and submit those to City Council and/or the Redevelopment Agency for consideration to adopt. Implementation depends on available funding sources. The five year goal for this program is to provide rehabilitation assistance to 20 owner-occupied households.

- f. Rental Residential Rehabilitation Program. This program consists of providing grants and/or subsidized, deferred-payment loans to the owners of rental units in need of rehabilitation, in return for the guarantee that the units will be rented at an affordable rate for a minimum time period. Floor area expansions to accommodate large households can also be involved. To implement this program City staff will prepare proposed regulations and procedures, and submit those to City Council and/or the Redevelopment Agency for consideration to adopt. Implementation depends on available funding sources. The five year goal for this program is to provide rehabilitation assistance to 20 rental dwelling units.
- g. Assessment District Subsidies. This is an "optional" program, in that it is not relied upon within the 5-year time frame of this Element to achieve the quantitative regional share objectives established for Encinitas. No quantitative objective is established for this program. However, should program funding become available and the City can determine it has the resources to administer, this program may be applied within this 5-year cycle. Under this program, neighborhoods in need of new or upgraded infrastructure form an assessment district to raise the funds to finance the improvements. The city/redevelopment agency then pays part or all of the assessment for low and moderate income households. Can be tied to guarantees of unit affordability for a specified term, or requirement to pay back the subsidy upon sale if not affordable. This program can be focused on neighborhoods of significant proportions of existing affordable housing. To

implement this program City staff will prepare proposed regulations and procedures, and submit those to City Council and/or the Redevelopment Agency for consideration to adopt. Implementation depends on available funding sources, and the propriety and feasibility of forming individual assessment districts.

Paragraph

Added

6/17/92

- h. Section 236 Housing Renewed Affordability. This program consists of actions to secure the renewed affordability of 30 guaranteed-affordable units in the development known as "Su Case Por Cortez" which will otherwise expire in 1993. This development is subject to the limitations and incentives established under the federal 1990 Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA). Due to the general financial constraints on the City and lack of other assured funding sources for housing, this program will take maximum advantage of federal financial incentives under LIHPRHA, including incentives for refinancing by the existing owner or backing of financing for any new preferred purchaser, in return for receiving the guaranteed-affordability of the existing 30 units. The level of affordability shall be the same or lower than the existing guaranteed-affordable level. In this program the City will primarily act as a "broker" of any renewed-affordability arrangement, including but not limited to the following: initiating contact with the current owner to determine their intent on sustaining ownership and affordability; acting as go-between between owner, HUD, and potential new purchasers; active identification of priority purchasers and qualified purchasers; and providing technical assistance. The City shall also waive any related City processing fees which may become involved, and consider the provision of any "gap-financing" for a preferred or qualified purchaser and similar incentives, as necessary and as funding sources are available. The five-year goal for this program is the

conservation of 30 existing-affordable units, to be implemented in the third program year (1992-'93).

Paragraph
Added
6/17/92

- i. Density-Bonus Housing Renewed Affordability. This program consists of actions to secure the renewed affordability of 37 guaranteed-affordable units in the development known as "Torrey Pines Racquet Club Apartments." This project was approved by the County prior to City incorporation as a density-bonus project, in return for the guaranteed-affordability of the units. The ten-year term of the agreement guaranteeing affordability expires in 1993. Since no government funding was involved in this development, Federal LIHPHA does not apply. The City will investigate funding sources available, and negotiate directly with the current project owner to determine their receptivity to accepting an agreement for the continued guarantee affordability of the subject units. The City will pursue the use of available funding from, but not limited to, the following: HOME funds pursuant to the Federal 1990 National Affordable Housing Act, which may be applied as a tenant-based Section 8 renter-assistance program for 37 units in this development. The five-year goal for this program is the conservation of 37 existing affordable units, to be implemented in the third program year (1992-'93).

VI. Programs to Create New Housing Opportunities

The City will satisfy its housing objectives through a variety of means, including new construction (also referred in this Element as "development"), housing rehabilitation ("improvement"), and conservation ("maintenance"). A significant proportion of housing needs will be satisfied through new housing construction and the creation of new opportunities which have not previously existed within the present stock of housing. As with housing maintenance programs above, a combination of grants, and subsidized loans are part of several of the programs below.

- a. New Condominium Unit Rental Allowance. Developers of multifamily housing projects may have difficulty securing financing for

construction because of requirements by lending institutions that the units be marketed as owner-occupancy condominium units. Recognizing this, Government Code Section 66452.5 provides that new multifamily projects approved under subdivision maps as condominium projects can be made available for 10 years as rental projects, thereby assuring an at-least temporary addition to the City's rental housing stock. This provision may be applied to multifamily projects under subdivision maps in the City. The City shall promote the availability of this provision to prospective developers.

b. Equal Opportunity Housing Marketing. As a condition of approval of any new housing development, the City requires that the units be marketed and sold according to procedures to promote equal housing opportunities based on race, ethnicity, sex, religious affiliation, or marital status.

c. Inclusionary Housing Requirements. The City now has in force an ordinance requiring that subdivisions of 10 or more units provide at least one unit set aside for low income households. An in-lieu fee can be paid to the City as an option. This existing inclusionary regulation needs to be clarified in several respects, e.g., that the affordability of a set-aside unit needs to be assured. The value of the in-lieu fee also needs to be established. At the same time, an amendment of the inclusionary requirements should be initiated to consider the following: Expand the inclusionary requirement to apply to all housing developments, not just subdivisions. Allow developers to guarantee to the City off-site units, not just units in the subject project, as an alternative to in-lieu fees. Expand the inclusionary requirement to all residential projects, not just those of 10 or more units, and provide that projects of fewer than a whole unit inclusionary requirement pay a proportional share of the in-lieu fee. Note that institution of these

inclusionary provisions would automatically fulfill Coastal Zone Housing provisions for new construction (see below). City staff will prepare a detailed proposal for these changes to the inclusionary program and present them to Planning Commission and City Council for approval. The five year goal for this program is to provide 100 unit's affordable to lower income households (10% of expected total construction).

d. Coastal Zone Housing Requirements. Per California Government Code Section 65590, all new housing construction within the Coastal Zone is subject to findings and requirements that affordable new units be included. The City will establish and maintain a program to implement those regulations, thereby helping to achieve the goal of new affordable housing developments; this program will overlap with and be implemented by the City's inclusionary housing requirements. Since these provisions of State law are mandatory, City staff has already begun (1989-1990) to set up and operate administrative systems. Since the Coastal Zone incorporates over two-thirds of the City's area, and a greater proportion of the City's existing and planned housing units, the City will also consider the advantages of establishing those provisions City-wide. Staff will prepare a proposal for Council consideration. This consideration and completion for administrative systems is scheduled for completion in 1990.

e. Specific Plans Mixed Use Development. The Land Use Element provides that the Old Encinitas, Cardiff Commercial Area and 101 Corridor (Leucadia) specific plans may include provisions for mixed use development in commercial districts. Mixed use development means inclusion of residential units along with development of principal commercial uses. Mixed use residential provisions may include requirements or incentives to be affordable. Adoption of such provisions should result in the development of new,

affordable housing units, but their adoption and the details of their institution must be worked out in the process of crafting and adopting these area specific plans. The Old Encinitas and Highway 101 specific plans are now scheduled for development through 1991. Adoption is subject to considerable public input, and public hearings before Planning Commission and City Council. The five year goal is for the creation of 10 new units affordable to very low and low income households.

f. Land Cost Write-Down Program. This is an "optional" program, in that it is not relied upon within the 5-year time frame of this Element to achieve the quantitative regional share objectives established for Encinitas. No quantitative objective is established for this program. However, should program funding become available and the City can determine it has the resources to administer, this program may be applied within this 5-year cycle. This program involves the City or Redevelopment Agency purchasing land outright, or purchasing partial land interests. Land acquired outright is sold or leased for development subject to a requirement that units developed be affordable and/or suitable for special needs households (guaranteed through deed restrictions to which the City is a party). Land is sold or leased by the City/Redevelopment Agency at a lower-than-market price to subsidize the affordability of units. Partial land interests in land otherwise owned by development interests is another way of underwriting affordable units. To implement, City staff will analyze the feasibility and cost effectiveness of this program, and present results to the City Council and/or Redevelopment Agency for adoption.

g. Subsidizing Off-Site Improvement Costs. This is an "optional" program, in that it is not relied upon within the 5-year time frame of this Element to achieve the quantitative regional share objectives established for Encinitas. No

quantitative objective is established for this program. However, should program funding become available and the City can determine it has the resources to administer, this program may be applied within this 5-year cycle. Private developers under this program receive City/Redevelopment Agency subsidization of off-site improvement costs (e.g., street improvements, drainage improvements, utility extensions or undergrounding). In return a proportion of project units are guaranteed affordable via deed restrictions. To implement, City staff will analyze the feasibility and cost-effectiveness of the program, including identifying available funding sources, and present results to the City Council and/or Redevelopment Agency for adoption.

- h. Second Trust Deeds for First-time Buyers. This is an "optional" program, in that it is not relied upon within the 5-year time frame of this Element to achieve the quantitative regional share objectives established for Encinitas. No quantitative objective is established for this program. However, should program funding become available and the City can determine it has the resources to administer, this program may be applied within this 5-year cycle. The City/Redevelopment Agency will provide second trust deeds on behalf of qualified first-time home buyers to underwrite the affordability of units they buy. Interest rates are reduced (to as low as 0%) and payment is deferred, to be repaid upon resale of the dwelling or subject to a balloon repayment after a specified time. To implement, City staff will analyze the feasibility and cost-effectiveness of the program, including identifying available funding sources, and present results to the City Council and/or Redevelopment Agency for adoption.
- i. First-Time Buyer Property Rehabilitation. This is an "optional" program, in that it is not relied upon within the 5-year time frame of this Element to achieve the quantitative regional share objectives

established for Encinitas. No quantitative objective is established for this program. However, should program funding become available and the City can determine it has the resources to administer, this program may be applied within this 5-year cycle. The City/Redevelopment Agency will purchase and upgrade owner-occupied units in need of rehabilitation. Rehabilitated units are sold to qualified income-restricted households at affordable prices; special-needs households can also be targeted. The affordable sales-price maximum is passed on upon resale or the subsidy difference can be repaid, through deed restrictions. To implement, City staff will analyze the feasibility and cost-effectiveness of the program, including identifying available funding sources, and present results to the City Council and/or Redevelopment Agency for adoption.

- j. Agricultural Worker Housing Development Assistance. Incentives under this program will be offered to encourage provision of accessory agricultural worker housing by agriculture/greenhouse operations. Incentives may include but are not limited to grants or subsidized loans to farm owners to provide agricultural worker housing. The City/Redevelopment Agency may also purchase and lend safe and sanitary agricultural worker housing trailer units. To implement, City staff will analyze the feasibility and cost-effectiveness of the program, including identifying available funding sources, and present results to the City Council and/or Redevelopment Agency for adoption. Through this additional assistance, the five year goal is to realize 35 agricultural worker units.

- k. Transitional Housing/Emergency Shelter Development Assistance. Emergency shelter simply provides for the immediate, basic shelter needs of the homeless. Transitional Housing is designed more to be transitional to more permanent housing for homeless individuals and families, once they have had an opportunity to solve

their employment, transportation, child care, and other problems related to homelessness. Transitional housing and emergency shelter facilities should specifically be limited in terms of the length of time they are available to individual households (e.g., 90 days) to make room for other homeless households. The most successful shelter facilities are also places where other needed help, e.g., employment and transportation services, are also made available. Transitional housing and emergency shelters under this program can be available to any homeless household, or may be targeted to specific need categories - single-parent homeless households, "battered wife" homeless families, homeless minors, or families as opposed to adult individuals, based on greatest identified need. The City/Redevelopment Agency under this program will sponsor or assist emergency shelter and transitional housing facilities, inside City limits or outside within a reasonable proximity. Consideration will also be given to encouraging or supporting facilities by provision of siting opportunities to operator agencies, grants, or low-cost loans. Placement assistance for homeless households found within City limits may also be provided. This program will also recognize the existing services provided by the Community Resource Center, a private non-profit service agency based in Encinitas. The CRC presently provides vouchers to homeless households for temporary shelter and provides services to solve the problems causing their homelessness. A contractual agreement with CRC and financial support for this service will be considered as a program alternative. City staff will develop the details of this program and present to City Council and/or the Redevelopment Agency for adoption.

1. Self-Help Housing Program. The City under this program will provide administrative and support services for low/moderate income self-help builders. Services typically include training and supervision of builders, loan packaging and

counseling, self-help housing workshops, and possible office costs. Mortgage assistance funding may accompany this program to help qualified households achieve affordable housing. This program might be organized to be provided through a regionally-based agency, e.g., County Housing Authority under contract to the City. Self-help housing may also be used for affordable existing unit rehabilitation and provides limited employability training services. City staff will develop the details of this program and present to City Council and/or the Redevelopment Agency for adoption. The five year goal is to realize self help assistance to 10 households.

VII. Direct Household Support and Services

Housing needs will be partially addressed through support services and subsidies to target households. Direct support to target households includes programs now operated under agreement with County HCD, including Section 8 housing certificate and Housing Voucher programs. The following are additionally offered, and will continue to be offered as long as necessary and practical.

- a. City Jobs Center. Maintain the existing City jobs center to help put heads of homeless households in touch with employment opportunities. Employment income is commonly one of the greatest needs of the homeless. The existing job center is now established in temporary facilities on El Camino Real. The objective of this program is to continue to offer this service.
- b. Centralized Social Services Referral/Outreach. In addition to job referral, the City jobs center can be established as a comprehensive center for referral to other available support services for homeless households. These may include transportation services, child care, etc. from a variety of social service agencies in the County. Under this program, City staff will investigate the feasibility of providing expanded

services and present this to City Council for consideration of adoption.

- c. Seniors Shared Housing Referral. This program provides a clearinghouse to place limited-income seniors in need of affordable housing in touch with other seniors in owner-occupied units who wish to share housing costs. Both households are thus assisted with housing costs. Lifeline, a non-profit social service agency located in Vista, operates a senior shared housing service for North County residents. While seniors in Encinitas have utilized this program, more active marketing could significantly enhance usage of the program. The City will adopt a formal position of support for Lifeline, and maintain communication through the office of the City Housing Programs Coordinator. Funding to Lifeline will be provided as available to support this program. The City's goal is to achieve 30 roommate matches annually through placement of informational brochures at City Hall and senior centers in the community.

- d. Affirmative Housing Information Outreach Program. To supplement County HCD's Affirmative Fair Housing program. The County program provides a broad spectrum of housing information and housing rights promotion, including general information and rights pamphlets, information on specific Urban County programs, and landlord/tenant outreach and mediation. It also includes participation in the San Diego Regional Fair Housing Task Force. As a participant in the Urban County CDBG program, the City has these services available. The City will promote the use of these services to city residents and developers, and supplement the County program with direct information from the City Housing Program Coordinator's office on current housing programs and financing availability; counseling on low cost home rehabilitation and maintenance; residential energy conservation techniques; tenant's rights; and tenant-landlord mediation.

e. Child Care Programs. Affordable and available child care services are important for single-parent households and households with two income-earners which may be of limited income. The City can encourage day care facilities by several means, including but not limited to: requiring their inclusion in publicly subsidized housing projects with a stated proportion of families; offer incentives to private developers to include day care facilities in both residential and commercial projects; and contract with a resource and referral service to inform parents in Encinitas about child care facilities in the community. Under this program City staff will investigate the feasibility and funding availability to support child care programs, and present recommendations to City Council for consideration of adoption.

f. City-Funded Housing Vouchers. The City/Redevelopment Agency can fund its own housing voucher program to qualified target limited-income households. This program would directly subsidize the housing costs of limited-income households. Under this program the City staff will investigate the feasibility of a voucher program, identify alternatives, and identify available funding sources. This program will recognize and consider supporting the existing services provided by the Community Resource Center, a private non-profit service agency based in Encinitas, to the extent that the CRC can operate a voucher program for permanent residency. It will also consider a contractual arrangement with the County Housing Authority. Final recommendations will be presented to City Council and/or the Redevelopment Agency for consideration of adoption. The five year goal is for the provision of 50 City funded housing vouchers.

VIII. Other Housing Programs Implementation

- a. Housing Development Fees. These development fees pay for needed infrastructure improvements to assure the safety and viability of residential neighborhoods, achieving housing goals and policies. This program will maintain the impact fee system to assure adequate support facilities for housing. Related to program I-h above, density bonuses, the City may identify the reduction or waiver of certain fees in return for guarantees of affordable housing. This will be identified in conjunction with implementation of program I-h.
- b. Housing Energy Conservation. The City applies residential energy conservation requirements of Title 24 to all new construction. Subdivision map findings through the State Subdivision Map Act apply to the consideration of all subdivisions. Finally, the City's Growth Management Program may establish merit for energy conservation as an encouragement for project building permit release. This program consists of maintaining the Title 24 and Map Act provisions, and finalizing the growth management merit system in 1990.
- c. Handicapped Housing Requirements. The City applies the requirements of State Title 24 to all new housing development. Changes in Title 24 effective January 1, 1990 assure not just accessibility, but functionality for handicapped as well, and better address the provision of handicapped units. This program consists of maintaining Title 24 requirements.

IX. Housing Programs Administration

- a. City Housing Program Administration. As a recently incorporated City, Encinitas is still gaining experience in the implementation of its housing programs. Many available programs, such as those offered through the County Housing Authority and HCD, have not been taken full advantage of. In addition,

significant new program commitments, including all programs identified in the Housing Element, will require more extensive administration. The devotion of adequate management toward housing program administration will to be a key element for the success of City housing programs. This program consists of identifying clearly all of the responsibilities of a "Housing Programs Coordinator," and either assigning existing staff to these responsibilities and/or hiring additional staff for these purposes. This is to be accomplished in the first year of the Element, 1990.

Paragraph
Amended
6/17/92

Housing Programs Table

Table 9, the Housing Programs Table, provides a complete summary of the City's comprehensive housing program over the five year term of the Housing Element, 1990-1995. Expected funding sources and responsible implementing offices of the City are identified. The five year goal for each program is identified, whether it be qualitative (e.g. "adopt regulations as needed") or quantitative (e.g., "development of 100 housing opportunities affordable to low/very low income households"). Qualitative goals where appropriate are further broken down by household income categories. The schedule of implementation for each program is noted (e.g., years 2-5 of the five year term of the Element). Additionally, the housing policy(ies) and objective(s) which each program serves to implement are noted, referenced by the policy objective numbers designated earlier in the Element. At the end of the Table, a summary total is provided for the quantitative goals for housing construction (development), housing rehabilitation (improvement), and housing conservation (maintenance) over the five year term of the Housing Element. Thus, the Housing Programs Table provides a complete, at-a-glance reference for the City of Encinitas' five year comprehensive housing program.

TABLE 9 - HOUSING PROGRAMS TABLE

<u>Program</u>	<u>Responsible Agency/Office</u>	<u>Funding Source*</u>	<u>Policies/ Objectives Implemented**</u>	<u>5-Year Goals</u>	<u>Schedule to Implement</u>	
I-Existing Zoning Code Provisions						
I-a	Implementation of Land Use element - residential types and densities.	Planning Dept., City Devel. Approval Bodies	A	1.1, 1.2, 1.3, 1.4, 2.3, 3.6, 3.7, 3.8, 3.9, 3.10, 3.11, 3.12, A, C	Development of 1,000 Dwelling Units at varying residential densities. Exclusive of inclusionary units (see IV below), 87 for very low, 65 for low, 210 for moderate, 638 for upper income households.	Ongoing
I-b	Maintain accessory unit allowance. Review parking requirement for accessory units and allowance simultaneously with construction of principal dwelling.	Planning Dept., City Devel. Approval Bodies	A	1.1, 1.2, 1.4 2.3, C, D, K-1	Creation of 20 accessory Dwelling Units targeted towards seniors, handicapped and family members, 11 for very low, 9 for low income.	Ongoing/Parking Review: 1st Year
I-c	Maintain agricultural worker housing as an accessory use to agricultural operations.	Planning Dept., City Devel. Approval Bodies	A	1.1, 1.2, C, G, K-1, K-2	35 agricultural worker accessory dwellings affordable to very low income households.	Ongoing/Review: 1st year.
I-d	MHP Zoning and related zoning provisions for mobilehome/trailer parks.	Planning Dept., City Devel. Approval Bodies	A	1.1, 1.2, 1.6, C, K-2	Conserve 230 mobilehome units, affordable at moderate, low and very low income levels.	Ongoing
I-e	Manufactured Housing.	Planning Dept., City Devel. Approval Bodies	A	1.1, 1.2, 1.4, 2.3, C, K-2	Continue to allow in single family zones.	Ongoing

TABLE 9 - HOUSING PROGRAMS TABLE

	<u>Program</u>	<u>Responsible Agency/Office</u>	<u>Funding Source*</u>	<u>Policies/ Objectives Implemented**</u>	<u>5-Year Goals</u>	<u>Schedule to Implement</u>
I-f	Maintain congregate care facility allowance. Investigate expansion of location by zone.	Planning Dept., City Devel. Approval Bodies	A	1.1, 1.2, D, E	150 congregate care units for seniors and/or handicapped, 85 at very low, 65 at low income categories.	Ongoing/Review for expansion: First year.
I-g	Small Scale Care Facilities.	Planning Dept., City Devel. Approval Bodies	A	1.1, 1.2, D, E	Continue to allow as proposed.	Ongoing
I-h	Density Bonuses	Planning Dept., City Devel. Approval Bodies	A	1.1, 1.2, 2.3, C, K-1	50 dwelling units, 28 affordable to very low and 22 to low income households.	Ongoing
II-New Zoning Code Provisions						
II-a	Review multi-family offstreet parking requirement.	Planning Dept., Planning Commission, City Council	A	2.3,K-2,L	Review requirement and consider recommended modifications.	1st year.
II-b	Review and consider modifications to zoning regulations re: family-sized multi-family housing.	Planning Dept., Planning Commission, City Council	A	1.1, 1.2, 2.3, B, F, L	Review code and consider recommended modifications multi-family development standards.	2nd year.
II-c	Address establishing mobilehome/trailer park overlay.	Planning Dept., Planning Commission, City Council	A	1.1, 1.2, 1.4, 1.6, K-2	Conserve 520 mobile home/trailer units, affordable to moderate, low and very low income households.	1st year.
II-d	Initiate a zoning amendment to address the allowed location of transitional housing and emergency shelters.	Planning Dept., Planning Commission, City Council	A	1.1, 1.2, 1.8, C, I, L	Amend code to facilitate location of emergency shelters and transitional housing.	2nd year.

TABLE 9 - HOUSING PROGRAMS TABLE

<u>Program</u>	<u>Responsible Agency/Office</u>	<u>Funding Source*</u>	<u>Policies/ Objectives Implemented**</u>	<u>5-Year Goals</u>	<u>Schedule to Implement</u>	
III-County Housing Authority Programs						
III-a	Promote Section 8 Certificates.	County Housing Authority/City Housing Programs Coordinator	E	3.3, C	Continued assistance to 42 very low households, with additional assistance to 200 very low income households over 5 years.	Years 1-5.
III-b	Promote Housing Vouchers.	County Housing Authority/City Housing Programs Coordinator	E	3.3, C		Years 1-5.
III-c	Promote Section 17 Rental Rehab.	County Housing Authority/City Housing Programs Coordinator	E	3.3, B, K-2	Improve 50 rental units.	Years 1-5.
III-d	Promote Section 8 Moderate Rehab.	County Housing Authority/City Housing Programs Coordinator	E	3.3, B, K-2,	No 5-year target, however, pursue as funding is available from the Federal level.	Years 1-5.

TABLE 9 - HOUSING PROGRAMS TABLE

<u>Program</u>		<u>Responsible Agency/Office</u>	<u>Funding Source*</u>	<u>Policies/ Objectives Implemented**</u>	<u>5-Year Goals</u>	<u>Schedule to Implement</u>
IV-CDBG Programs, County HCD						
IV-a	Participate in Residential Rehab. Program.	County HCD/City Housing Programs Coordinator	D	3.3, B, K-2, K-3	Rehabilitation of 50 owner-occupied units, 22 low and 28 very low income.	Years 1-5.
IV-b	Participate in Interest Subsidy Program.	County HCD/City Housing Programs Coordinator	D	3.3, B, C	Issue subsidized loans for 10 units, occupied by 4 low and 6 very low income households.	Years 1-5.
IV-c	Participate in Elderly/Handicapped Grant program.	County HCD/City Housing Programs Coordinator	D	3.3, B, D, E, K-2	10 Grants to lower income households.	Years 1-5.
IV-d	Participate in Weatherization Grant Program.	County HCD/City Housing Programs Coordinator	D	3.3, B, K-2	10 Weatherization Grants, to 4 low and 6 very low income households.	Years 1-5.
IV-e	Participate in Mobile Home Deferred Loan.	County HCD/City Housing Programs Coordinator	D	1.1, 1.2, 1.6, 3.3, B, K-2	Loans to 50 very low income mobile home households.	Years 1-5.
IV-f	Participate in Mobile Home Occupant Assistance Program.	County HCD/City Housing Programs Coordinator	D	1.1, 1.2, 1.6, 3.3	City will facilitate use of program through advertising its availability, and by co-signing loans upon conversion of a park.	Years 1-5.

TABLE 9 - HOUSING PROGRAMS TABLE

<u>Program</u>	<u>Responsible Agency/Office</u>	<u>Funding Source*</u>	<u>Policies/ Objectives Implemented**</u>	<u>5-Year Goals</u>	<u>Schedule to Implement</u>
V-Maintenance of Existing Affordable Housing					
V-a Code Enforcement Program.	Planning Dept., Code Enforcement Div./Building Dept./City Housing Programs Coordinator	A	3.1, 3.2, B	Continue enforcement for health and safety. Coordinate enforcement actions with available rehabilitation programs.	Ongoing
V-b Consider Establishing Condominium Conversion Limit.	Planning Dept./Planning Commission/City Council	A	1.1, 1.2, 1.5, C, K-1	Prepare and consider adoption of regulations to avoid loss of rental stock.	1st year.
V-c Establish and Implement Mobilehome/Trailer Park Incentives.	City Housing Programs Coordinator/City Redevel. Agency	B, C, G, H, I	1.1, 1.2, 1.6, 3.5, B, C, K-2	Conserve 520 dwelling units affordable to moderate, low and very low income households on mobile home/trailer park spaces through rehab., other incentives.	Years 2-5.

TABLE 9 - HOUSING PROGRAMS TABLE

<u>Program</u>	<u>Responsible Agency/Office</u>	<u>Funding Source*</u>	<u>Policies/ Objectives Implemented**</u>	<u>5-Year Goals</u>	<u>Schedule to Implement</u>	
V-d	Establish and Implement Coastal Zone Housing Administrative Systems for Existing Housing.	Planning Dept./City devel. approval bodies	A, F	1.1, C, K-1	Apply to conserve all existing affordable housing units, or collect replacement in-lieu fees and apply fees within 3 years of collection to realize replacement affordable units.	Implementation: Years 1-5. Expansion of coastal rules, city-wide: year 2.
V-e	Establish and Implement Owner-Occupied Residential Rehab.	City Housing Programs Coordinator/ Redevel. Agency	B, C, G, H	3.5, B, C, K-2, K-3	Improve 20 owner-occupied housing units, 11 for very low and 9 for low income households.	Years 3-5.
V-f	Establish and Implement Rental Resid. Rehab.	City Housing Programs Coordinator/ Redevel. Agency	B, C, G, H	3.5, B, C, K-2, K-3	Rehabilitation assistance to 20 rental dwelling units, 11 for very low and 9 for low and lower income households.	Years 3-5.
V-g	Investigate Feasibility of Assessment District Subsidies.	City Housing Programs Coordinator/City Engineering Dept./ City Council/ Redevel. Agency	A, B	3.5, C, K-2	"Optional" program. Evaluate and investigate feasibility and potential application of subsidies	Year 3
V-h	Section 236 Housing Renewed Affordability	City Housing Programs Coordinator	A, G, H, J,	4.1, M	Conserve 30 guaranteed-affordable units, 12 for very low and 18 for low income households.	Year 3
V-i	Density Bonus Housing Renewed Affordability	City Housing Programs Coordinator	A, C, G, K	4.2, M	Conserve 37 guaranteed affordable units, 16 for low and 21 for moderate income households.	Year 3

TABLE 9 - HOUSING PROGRAMS TABLE

	<u>Program</u>	<u>Responsible Agency/Office</u>	<u>Funding Source*</u>	<u>Policies/ Objectives Implemented**</u>	<u>5-Year Goals</u>	<u>Schedule to Implement</u>
	VI-Creation of New Houses Opportunities					
VI-a	Promote Condominium Rental Allowance.	Private Developers/City Planning Dept.	A	1.1, 1.2, 2.3, C, K-3	Promote availability of this provision to all prospective developers.	Years 1-5.
VI-b	Maintain and Expand Equal Opportunity Housing Marketing Program.	City Housing Programs Coordinator/Planning Dept./Devel. Approval Bodies	A	2.1, 2.2, 2.3, H	Apply to all residential development.	Maintain: Ongoing Expand: Year 2
VI-c	Maintain and Expand Inclusionary Housing Requirements.	Planning Dept./City Devel. Approval Bodies Expansion: Planning Dept./Planning Commission/City Council	A	1.4, 2.3, C, J, K-1	Develop 100 units, 57 for very low and 43 for low income households. (10% of total housing construction)	Implementation: Years 1-5. Expansion: Year 1.
VI-d	Establish and Implement Coastal Zone Housing Administrative Systems for New Housing Development.	Planning Dept./City Devel. Approval Bodies	A	1.4, 2.3, C, K-1	(Requirements will overlap with, be implemented by City's inclusionary housing requirements, above.)	Years 1-5.

TABLE 9 - HOUSING PROGRAMS TABLE

	<u>Program</u>	<u>Responsible Agency/Office</u>	<u>Funding Source*</u>	<u>Policies/ Objectives Implemented**</u>	<u>5-Year Goals</u>	<u>Schedule to Implement</u>
VI-e	Prepare and Consider Adoption and Application of Specific Plans Mixed Use Residential Allowance: Establish Allowance/Implement.	Planning Dept./ Planning Commission/City Council	A	1.1, 1.2, 2.3, C, K-1	Design and adopt allowance as appropriate through specific plans. Develop 10 new units affordable to lower and very low income households through year 5, 6 for very low and 4 for low income households.	Establish: Years 1-2. Implement: Years 3-5.
VI-f	Investigate Feasibility of, Develop Funding for Land Cost Write-Down.	City Housings Program Coordinator/ Redevelopment Agency	B, C, G, H, I	2.3, 3.5, C	"Optional" program. Prepare and consider for adoption this program to write down land costs, based on availability of funding and administrative feasibility.	Year 3
VI-g	Investigate Feasibility of, Develop Funding and Program Implementation for Subsidize Off-Site Improvement Costs.	City Housings Program Coordinator/ Redevelopment Agency	B, C, G, H, I	2.3, 3.5, C, K-2, L	"Optional" program. Investigate funding, feasibility of program. Adopt and apply if feasible and opportunity is available.	Year 3
VI-h	Investigate Feasibility of, Develop Funding and Program Implementation for Second Trust Deeds, First-Time Buyers.	City Housing Programs Coordinator/ Redevel. Agency	B, C, G, H, I	2.3, 3.5, C, K-3	"Optional" program. Investigate funding, feasibility of program. Adopt and apply if feasible and opportunity is available.	Year 3

TABLE 9 - HOUSING PROGRAMS TABLE

	<u>Program</u>	<u>Responsible Agency/Office</u>	<u>Funding Source*</u>	<u>Policies/ Objectives Implemented**</u>	<u>5-Year Goals</u>	<u>Schedule to Implement</u>
VI-i	Investigate Feasibility of, Develop Funding and Program Implementation for First-Time Buyer Rehab.	City Housing Programs Coordinator/ Redevel. Agency	B, C, G, U, I	2.3, 3.5, C, K-3	"Optional" program. Investigate funding, feasibility of program. Adopt and apply if feasible and opportunity is available.	Year 3
VI-j	Develop and Implement Agricultural Worker Housing Devel. Assistance.	City Housing Programs Coordinator	B, C, G	1.1, 1.2, 3.5, C, G, K-2, K-3	Develop 35 agricultural worker units affordable to very low income households in addition to those otherwise expected (I-C above).	Years 2-5.
VI-k	Develop and Implement Emergency Shelter/Transitional Housing Devel. Assistance.	City Housing Programs Coordinator	B, C, G	1.1, 1.2, 1.8, 3.5, C, I, K-2, K-3	Provide shelter placement and assistance to satisfy 375 client contacts annually, based on need.	Years 2-5.
VI-l	Develop and Implement Self-Help Housing Program.	City Housing Programs Coordinator	G	1.2, 1.7, C, K-2	Develop self-help assistance to 10 low income households.	Establish: Year 2 Implement: Years 3-5
VII-Lirect Household Support/Service						
VII-a	Maintain City Jobs Center.	City Transients Issues Coordinator	A	1.8, G, I	Continue to operate.	Ongoing
VII-b	Investigate Feasibility of and Establish Social Services Referral/Outreach.	City Housing Programs Coordinator/ City Transients Issues Coordinator	A, G	1.8, G, H, I	Establish and operate program to maximize access of target households to support services.	Establish: Year 2. Implement: Years 3-5.
VII-c	Maintain Existing Seniors Shared Housing Referrals Program.	City Housing Programs Coordinator	A, C, D	1.1, 1.2, C	Actively market existing Lifeline program. Provide placements for economic benefit to 30 households on an annual basis..	Ongoing
VII-d	Establish and Operate Housing Information Outreach.	City Housing Programs Coordinator	A, B, C, D	2.3, 3.5, G, H, I, J	Operate comprehensive housing programs information and marketing to target households and service suppliers.	Establish: Year 2. Operate: Years 3-5.

TABLE 9 - HOUSING PROGRAMS TABLE

	<u>Program</u>	<u>Responsible Agency/Office</u>	<u>Funding Source*</u>	<u>Policies/ Objectives Implemented**</u>	<u>5-Year Goals</u>	<u>Schedule to Implement</u>
VII-e	Investigate the Feasibility of and Establish Child Care Support/Incentives Program.	City Housing Programs Coordinator/ Planning Dept./ City Devel. Approval Bodies	A, C, G	H, I	Investigate funding requirements and resources for this program. Apply as funding is available.	Establish: Year 3 Implement: Years 4-5
VII-f	Investigate the Feasibility of and Establish City-Funded Housing Vouchers Program.	City Housing Programs Coordinator/ Redevel. Agency	B, G	3.5, C	Provide vouchers to 50 target income households, 28 for very low and 22 for low income.	Establish: Year 3. Implement: Years 4-5.
VIII-Other Housing Programs						
VIII-a	Maintain Housing Development Fees.	City Planning Dept.	A	3.4	Maintain fees as required; investigate feasibility of fee reductions/waiver as part of Density Bonus program (I-H)..	Ongoing
VIII-b	Maintain Housing Energy Conservation Regulations.	City Building Dept./City Planning Dept.	A	3.13	Implement code, subdivision map act and general plan policies for energy conservation with development review and approval.	Ongoing
VIII-c	Maintain Handicap Housing Regulations.	City Building Dept.	A	1.1, 1.2, E	Implement State Title 24 with devel. review and approval.	Ongoing
IX-Housing Programs Administration						
IX-a	Establish the Office of City Housing Programs Coordinator.	City Manager/ City Council	A/B/C		Establish the office of Housing Programs Coordinator for responsibilities outlined in this plan.	Year 1.

TABLE 9 - HOUSING PROGRAMS TABLE

<u>Program</u>	<u>Responsible Agency/Office</u>	<u>Funding Source*</u>	<u>Policies/ Objectives Implemented**</u>	<u>5-Year Goals</u>	<u>Schedule to Implement</u>
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Program Summary - Quantitative Objectives for 5-Years

Total Units to be constructed:	1,410 total dwelling units, including 410 assisted units. The objective is to satisfy the City's identified need for 239 low and 323 very low income housing opportunities.
Total Units to be rehabilitated:	70 renter-occupied 150 owner-occupied
Total Units to be conserved:	750 mobilehomes 292 rental units (rental assistance) 150 senior shared housing



CIRCULATION ELEMENT

 **Encinitas**
General Plan

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INTRODUCTION TO THE CIRCULATION ELEMENT

Purpose of this Element

A sound, safe and sensible circulation system which promotes the efficient movement of people and goods in and around the City is the main goals of this Element. The Circulation Element is also concerned with establishing policies and programs which will ensure that all components of the system will meet the future transportation needs of the City of Encinitas. The Circulation Technical Report prepared by Austin-Foust Associates provides background information and acts as a supporting document for the Element.

The Circulation Element indicates the "general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other public utilities and facilities, all correlated with the Land Use Element of the general plan". Items of particular concern to the City of Encinitas include:

- ° Truck traffic;
- ° Streets, highways and freeways;
- ° Parking facilities;
- ° Transit and rapid transit;
- ° Railways;
- ° Paratransit (e.g. carpooling, vanpooling, taxi service);
- ° Bicycle, pedestrian, equestrian and handicapped facilities; and
- ° Heliports.

The Circulation Element addresses the circulation improvements needed to relieve congestion, to provide mass transit services, and to lessen long-term air quality impacts related to transportation.

The Element establishes a hierarchy of transportation routes with specific development standards described for each category of roadway. The transportation planning strategies proposed by SANDAG and San Diego County are also considered in the context of how they will effect the planning area. The Element also indicates the daily and peak travel demands on key arterial roadways resulting from the future development.

**Related Plans
and Programs**

A number of transportation plans have been prepared by San Diego County and SANDAG. These plans focus on the development of a regional transportation system that will handle the anticipated traffic loads expected from future development. In addition, a number of plans have been prepared that indicate the location of future routes for mass transit that will include light rail as well as conventional buses.

**Form and Scope
of this
Element**

The following section contains goals and policies designed to improve overall circulation in the Planning Area and to address pressing circulation issues that concern the City at the present time. Subsequent sections identify specific roadway standards for both existing and future roadways and the location for future improvements. Finally, the implications of land use policy as it relates to circulation, including future traffic volumes, is described.

CIRCULATION ELEMENT GOALS AND POLICIES

The following goals and policies included in this Element address a wide range of issues concerning circulation in and through the City. More efficient movement of traffic on existing roadways, the establishment of standards for future roads, provision of other forms of transit, preservation of scenic highways, and improved coastal access are the major areas of concern of the following goals and policies.

Safe, Convenient, and Efficient Transportation System

The following goal and supporting policies emphasize the need to maintain a transportation system that is capable of handling the existing and projected traffic loads in the City. To achieve this end, a number of policies have been adopted that call for more efficient use of existing roadways by employing measures that improve the movement of traffic.

GOAL 1: Encinitas should have a transportation system that is safe, convenient and efficient, and sensitive to and compatible with surrounding community character. (Coastal Act/30252)

POLICY 1.1: Ensure that the arterial circulation system provides adequate connections across the freeway for convenient circulation and rapid emergency access.

POLICY 1.2: Endeavor to maintain Level of Service C as a basic design guideline for the local system of roadways understanding that the guideline may not be attainable in all cases.

POLICY 1.3: Prohibit development which results in Level of Service E or F at any intersection unless no alternatives exist and an overriding public need can be demonstrated.

POLICY 1.4: Require, where feasible, interconnecting offstreet pedestrian and vehicular circulation between adjacent commercial and office land uses. This policy should be required along major transportation corridors to minimize traffic conflicts associated with pedestrian and vehicular movement to and from these properties. (Coastal Act/30252)

POLICY 1.5: Promote maximum utilization or expansion of existing freeways and prime arterials as an alternative to new freeway or highway construction. Encourage new and/or proposed freeway construction to be outside the Encinitas sphere of influence boundaries.

POLICY 1.6: Minimize freeway, prime arterial, major, collector, and augmented local access to encourage their use as throughways rather than as access to adjacent properties.

POLICY 1.7: Encourage adjacent properties to use common access points to access prime arterials, major roads, collectors and augmented local streets.

POLICY 1.8: Locate major roads and prime arterials where they will bypass rather than divide residential neighborhoods.

POLICY 1.9: Minimize private driveway access onto both major and collector roads.

POLICY 1.10: Encourage the design of roads and traffic controls to optimize safe traffic flow by minimizing turning, curb parking, uncontrolled access, and frequent stops.

POLICY 1.11: Construct roads following the natural contours to minimize cuts and fills; avoid grid street patterns when feasible.

POLICY 1.12: The City will require increased off-street parking for expansions and additions to existing and future commercial and residential uses in the near coast area, will minimize curb cuts for new development in the vicinity of beach access points in order that the maximum amount of curb parking will be available to beach users, and will encourage remote parking/shuttle service and park-and-ride facilities in the Coastal Zone. The City will require that all commercial, industrial and residential uses be designed and constructed with sufficient off-street parking and loading facilities to assure adequate parking is provided with new development such that no adverse impacts on coastal access are documented. Parking ratios shall be utilized as specified and detailed in the City's Zoning Code and in implementing Specific Plans which provide sufficient parking spaces so as not to require patrons/employees/ residents to utilize parking which is necessary/required for other approved uses or street and other public parking that should otherwise be available for public use. (Coastal Act/30252) Policy 1.12 amended 5/11/95 (Reso. 95-32)

POLICY 1.13: Emergency response routes shall be identified as a basis for implementing an Opticon or other traffic signal control system designed to reduce emergency vehicle response time.

POLICY 1.14: A coordinated traffic signal system shall be developed and implemented.

POLICY 1.15: The City will actively support an integrated transportation program that encourages and provides for mass-transit, bicycle transportation, pedestrians, equestrians, and car-pooling. (Coastal Act/30252)

POLICY 1.16: In areas where street patterns and extensions are not complete and significant lands remain for development which do not have direct street access, neighborhood street/access plans shall be required prior to any further land division or development. The preferred system would be a trunk and branch system.

POLICY 1.17: Standards shall be established and implemented to provide for adequate levels of street lighting, based on criteria of safety and related to volumes of vehicular, pedestrian and bicycle activity and potential points of conflict. Such standards shall be designed to respect different community and neighborhood needs for lighting, different community standards for design and special attention given to preservation of dark sky.

POLICY 1.18: Standards shall be established and implemented to provide for a comprehensive system of traffic control devices and signing, based on sound traffic engineering principals, to assure traffic safety and preservation of community character.

POLICY 1.19: The City will provide for adequate levels of maintenance of all improved components of the circulation system, such as roadways, sidewalks, bicycle facilities, roadway drainage systems, pedestrian, recreational trails, bicycle trails and facilities.

POLICY 1.20: No street shall be closed without prior analysis including environmental review which addresses increases in traffic on other streets which would be created by the closure. Generally, it is undesirable that any closure increase traffic levels beyond the limits specified in this Plan for any street included in the General Plan computerized traffic model.

Different types of roadways have distinctly different functions and these differences need to be recognized in planning for new roadways and improvements to existing ones. The following policies provide the framework for roadway standards described in the Circulation Plan included in this Element.

GOAL 2: The City will make every effort to develop a varied transportation system that is capable of serving both the existing population and future residents while preserving community values and character. (Coastal Act/30252/30253)

**Roadway
Function and
Standards**

POLICY 2.1: Adopt and implement standards for rural, semi-rural, and urban roadways within the City consistent with community character.

POLICY 2.2: Require new residential development to have roadways constructed to City standards before the roads can be dedicated to the City.

POLICY 2.3: Design the circulation system serving new development in such a way to minimize through traffic in all residential neighborhoods.

POLICY 2.4: When considering circulation patterns and standards, primary consideration will be given to the preservation of character and safety of existing residential neighborhoods. Where conflicts arise between convenience of motorists and neighborhood safety/community character preservation, the latter will have first priority.

POLICY 2.5: Route major thoroughfares and plan future road construction so that development pressure on undeveloped areas is minimized.

POLICY 2.6: Periodically evaluate traffic circulation patterns of all roads in Encinitas.

POLICY 2.7: The City will emphasize road construction projects which serve the Coast by including coastal access as criterion for prioritizing those routes identified in the multi-year capital improvement program. (Coastal Act/30252)

POLICY 2.8: Where necessary, require acquisition of right-of-way as a condition of approval of all final subdivision maps. Encourage landscaping of rights-of-way if not being used for public roads, hiking/riding trails or beach access trails.

POLICY 2.9: Develop new alternate road and intersection standards to promote retention of existing neighborhood atmosphere.

POLICY 2.10: Establish landscaping buffer and building setback requirements along all roads which are local augmented status or larger, except where inappropriate. (Coastal Act 30252)

POLICY 2.11: Encourage landscaping of freeway medians and freeway unpaved rights-of-way adjacent to the freeway using reclaimed water where available.

POLICY 2.12: Encourage unique characteristic community design standards for traffic signals and intersection signing and other street improvements, structures and furniture.

POLICY 2.13: Encourage landscaped medians and parkways on all roadways where practical.

POLICY 2.14: Develop rural, semi-rural, and urban standards and criteria for private streets including a mechanism for on-going maintenance.

POLICY 2.15: Establish neighborhood specific standards for streetlights including lighting levels, spacing and uniformity in appearance while recognizing that street lighting is not appropriate in dark sky areas.

POLICY 2.16: Develop a program to improve alleyways with paving and drainage improvements.

POLICY 2.17: New City road standards shall be established to reflect the character and image of each community.

POLICY 2.18: Where possible, functioning of the street system should be improved by the installation of intersection improvements.

POLICY 2.19: Minimize road widths in rural and semi-rural areas. (Rural defined as $\frac{1}{2}$ acre and above; and semi-rural defined as having a feeling of country even if lot sizes are less than $\frac{1}{2}$ acre)

POLICY 2.20: When major roads must pass through neighborhoods, large right-of-way widths should be acquired to allow for landscaping, trails, etc. to offset and minimize disruption to the community.

POLICY 2.21: Work with Caltrans to study the need for additional right-of-way along I-5 to allow for future expansion and widening.

POLICY 2.22: To avoid impacts of the expansion and improvement of Manchester Avenue on the San Elijo Lagoon and its environmental resources, right-of-way dedication and widening shall occur to the north, away from the lagoon, rather than toward the lagoon; and the use of fill shall be prohibited. The design of the Manchester/I-5 interchange shall also avoid the use of fill and locate structures as far north as possible to avoid impacts on the lagoon. When design and improvement of Manchester Avenue and the interchange are undertaken, the County Department of

Parks and Recreation, the State Department of Fish and Game, the Coastal Commission and others will be notified and given the opportunity to participate in the design and environmental review process.

Policy 2.23
Amended 9/21/94

POLICY 2.23: No roadway link established by this Plan shall be re-classified to a greater capacity category and no new link shall be added without the affirmative vote of a majority of those voting in an election to approve such change.

**Alternate
Modes of
Transit**

The private automobile will continue to be the dominant form of transportation in the Planning Area in coming years. A primary focus of the following policies is to encourage people to utilize other forms of transportation and to accommodate those households that rely on public transit.

GOAL 3: The City of Encinitas will promote the use of other modes of transport to reduce the dependence on the personal automobile. (Coastal Act/30252)

POLICY 3.1: The needs of the handicapped will be considered in new development plans including handicapped parking, loading, etc.

POLICY 3.2: Continue to assist in expanding public transportation and emphasize public transportation in future development with preference given to cost-effective alternatives. (Coastal Act/30252)

POLICY 3.3: Create a safe and convenient circulation system for pedestrians. (Coastal Act/30252)

POLICY 3.4: Cooperate with San Diego County, SANDAG, and other jurisdictions to help plan and implement a regional multi-modal transportation system that is accessible to residents in the City. (Coastal Act/30252)

POLICY 3.5: Encourage development of mass transit and transit access points along the existing I-5 freeway corridor or along the railroad right-of-way. (Coastal Act/30252)

POLICY 3.6: The City should provide and encourage efficient links between possible rail transit service and other transportation modes, including rerouting of bus service to interface with transit stops.

POLICY 3.7: The City will carefully review plans for transit service, while encouraging such service, so as to identify and minimize any adverse visual, noise, land use, or other development and operation impacts on the City's communities.

POLICY 3.8: A program shall be developed to install sidewalks or paths, where appropriate, around schools, churches, active parks, commercial and other areas of pedestrian activity where public safety or welfare is at issue (Coastal Act/30252)

POLICY 3.9: A program to install handicapped access ramps at all corners with sidewalks shall be developed.

POLICY 3.10: Standards shall be established for the location and design of newsracks, signs, walls and other improvements which encroach into the public right-of-way. (Coastal Act/30251)

POLICY 3.11: The City will strive to implement a safe, direct, and convenient circulation system for commuting and recreational bicycle traffic. The City will support the development of additional bicycle facilities in the Coastal Zone, including the following:

- all Circulation Element roads will include provisions for bicycle lanes unless precluded by design and safety considerations in which cases, alternative routes shall be provided to form a continuous network.
- the provision of secure bicycle storage facilities at all beaches designated for high and moderate levels of use; and
- the installation of bicycle and surfboard racks on all buses serving the Coastal Zone. (Coastal Act/30252)

The preservation and maintenance of scenic highways is emphasized in the following policies as well as policies included in the Resource Management Element. In addition, future road improvements should include design features that enhance the communities through which they pass.

GOAL 4: The City should make every effort to develop a circulation system that highlights the environmental and scenic amenities of the area. (Coastal Act/30251)

Scenic Highways

POLICY 4.1: Design roads to enhance scenic areas.
(Coastal Act/30251)

POLICY 4.2: Promote and encourage roadside and median landscaping. (Coastal Act/30251)

POLICY 4.3: Separate pedestrian, bicycle, and vehicular traffic by encouraging adequate space for walking and biking by striping roadways, excepting freeways. Coastal Act/30252)

POLICY 4.4: Where possible, establish a separate system of hiking trails, bicycle paths and equestrian trails from which motorized vehicles shall be banned.

POLICY 4.5: Design and construct attractive bike paths and pedestrian ways along existing freeway overpasses and underpasses. Discourage separate pedestrian overpasses. (Coastal Act/30252)

POLICY 4.6: Enforce existing laws prohibiting offroad motorized vehicles from traveling on public roads. Prohibit off road motorized vehicles from operating within city limits.

POLICY 4.7: Encourage consistent signing throughout the city using international sign standards when appropriate. (Coastal Act/30251)

POLICY 4.8: Develop and enforce a system of truck routes which discourages truck traffic on residential streets and roads.

POLICY 4.9: Prohibit whenever legally possible, or strictly regulate billboards on city streets, roads, freeways, railroad rights-of-way, and lagoons. (Coastal Act/30251/30253)

POLICY 4.10: Develop street lighting standards, where appropriate, consistent with neighborhood/community character and night sky viewing.

POLICY 4.11: Keep street lighting, curbs, and gutter requirements consistent with individual neighborhood character.

POLICY 4.12: Encourage undergrounding of utilities within street rights-of-way and transportation corridors. (Coastal Act/30251)

POLICY 4.13: Encourage utilization of reflective devices and road striping where useful for safety.

POLICY 4.14: Where feasible, minimize the dependence on private motor vehicles. (Coastal Act/30252)

Leucadia Blvd.
East of I-5

The objectives in the design and improvement of the Leucadia Boulevard link are to provide a truly scenic roadway; to fit and reflect the community character; to mitigate all possible negative effects on surrounding neighborhoods from noise, traffic, light and visual blight by providing substantial design and landscaping amenities; and to create a visual asset to the community.

Paragraph
Amended
9/21/94

GOAL 5: Leucadia Boulevard between I-5 and Olivenhain road is planned as a Major Arterial-Augmented. Prior to any improvements of any portion of this link above the capacity (at LOS "D") of a two-lane local roadway, all of the following policies shall be satisfied:

POLICY 5.1: The specific plan required by the Land Use Element for the unincorporated sphere area through which the Leucadia Boulevard alignment passes shall be adopted by the City.

POLICY 5.2: The annexation of the sphere area to the City of Encinitas shall have been accomplished.

Policy 5.3
Amended 9/21/94

Policy 5.3: Full design and improvement plans for the length of Leucadia Boulevard between I-5 and Olivenhain Road shall be a scenic roadway, completed and adopted by the City, subject to the following:

a. Design will include full landscape/street-scape design, bicycle and pedestrian facilities, recreational trails where appropriate, and intersection improvements including left and right turning movements. Where facilities cannot be accommodated within the right-of-way, additional easements/right-of-way may be required.

b. The design of the Leucadia Boulevard extension will include landscaped medians and/or parkways which will be integrated with pedestrian facilities.

c. Buffers such as earth berms, vegetation, broad parkways and other landscape features will be provided to protect adjacent land uses from undesirable effects of traffic, noise, pollution and light along Leucadia Boulevard.

d. The extension of Leucadia Boulevard across the bluff facing Green Valley shall be aligned and developed so as to minimize grading impacts to the bluff along Green Valley.

e. Wildlife corridors across the alignment of Leucadia Boulevard at the Green Valley bluff and elsewhere as warranted shall be provided to facilitate wildlife passage and provide continuous areas of habitat.

f. The connection of Leucadia Boulevard to Olivenhain Road shall bridge over Encinitas Creek rather than use pipes or culverts to minimize impacts to the drainage area.

g. With street design, detailed noise impact analysis shall be provided to identify where noise walls or other attenuation measures may be required. Such analysis shall assume ultimate "build-out" traffic volumes. The installation of noise walls/other measures shall be provided prior to or in conjunction with street improvement recognizing that driveways, street openings, and other existing site conditions make noise mitigation impossible.

h. Where it is necessary or desirable to construct retaining or noise-attenuation walls along the Leucadia Boulevard corridor, they shall be constructed with natural-appearing materials and generously landscaped with vines, trees, and shrubbery, reflecting local community character.

i. The design and improvement of Leucadia Boulevard may be considered as a two stage project: Stage I being a two lane highway and Stage II providing additional lanes and improvements as needed to accommodate ultimate projected traffic.

j. A maximum of four through-travel lanes shall be designed and improved. The additional right-of-way for physical or visual mitigation shall not be used for through-lanes, however, additional right-of-way can be obtained for left and right turning improvements.

k. A high priority shall be given to implement these standards in areas where 126 feet of right-of-way presently exists.

l. No truck routes shall be permitted along Leucadia Boulevard from I-5 to Sidonia Street.

m. The City will consider purchasing any land within the right-of-way when it is offered for sale along Leucadia Boulevard from I-5 to Sidonia Street.

**Coastal
Access**

Many thousands of persons visit the beaches each year and must be provided adequate access to the beaches. The following policies, together with those included in the Resource Management Element will substantially improve coastal access in the City.

GOAL 6: The City will make every effort to provide public access and circulation to the shoreline, through private dedications, easements or other methods, and public transportation or other facilities. (Coastal Act/30211/30212/30212.5/30221)

POLICY 6.1: The City will continue to defend the public's constitutionally guaranteed right of safe physical access to the shoreline. (Coastal Act/30211/30212/30214)

POLICY 6.2: The City will cooperate with the State to insure that lateral beach access is protected and enhanced to the maximum degree feasible, and will continue to formalize shoreline prescriptive rights. Irrevocable offers of dedication for lateral accessways between the mean high tide line and the base of the Coastal bluffs shall be required in new development consistent with Section 30212 of the California of the California Coastal Act of 1976. (Coastal Act/30212/30214)

POLICY 6.3: The City will encourage continued public vertical access by:

- Investigating and identifying all acquired access, improved and unimproved;
- Maintaining all City-owned improved access and view points and seeking to improve the unimproved access and view points within the City boundaries;
- Cooperating with the State in planning for the Cardiff and San Elijo State Beach areas and the South Carlsbad State Beach area to increase the external accessibility and useability of these beaches, as well as enhancing their visitor-serving potential; and

- Supporting continued use of the existing public sea level beach and bluff-backed beach accessways and the establishment of additional accessways, as determined appropriate to maintain adequate public access to public beaches. (Coastal Act/30211/30212/30212.5/30214/30220/30223)

POLICY 6.4: The City will support increased public transportation service to shoreline recreational areas designated for increased visitation, including the following:

- Supporting existing and increased levels of service where needed by the North County Transit District;
- Supporting low-cost transfers between all transit operators in the Coastal Zone; and
- Encouraging the provision of safe transit stops and crosswalks at all major beaches. (Coastal Act/30252)
- When bus transportation to beaches is deemed feasible, inset bus bays at major beach transit stops shall be considered to provide safer passenger embarkation/debarkation.

POLICY 6.5: The City will seek additional funding for transit service in the Coastal Zone, including a consideration of light rail transit and other forms of public transportation. (Coastal Act/30252)

POLICY 6.6: The City will consider improved pedestrian crossings of Pacific Coast Highway. (Coastal Act/30252)

POLICY 6.7: Discourage and phase out private access to the beach over the bluffs. New private accessways shall be prohibited.

Improvement of the circulation system includes both the expansion of existing roadways and the addition of new roadways to the system. Improvement costs include acquisition of right-of-way, relocation of utilities and other structures, landscaping, signalization and road construction costs. Adequate funding is necessary to insure that circulation system improvements are provided as growth occurs.

GOAL 7: Every effort will be made to have new development, both in the City and in the region, provide for all costs of the incremental expansion of the circulation system necessary to accommodate that

Funding the Circulation System

development. Costs include, but are not limited to, costs of right-of-way and construction, including costs of moving utilities and structures, and costs for landscaping and intersection improvement.

Policy 7.1: The City shall seek to recover circulation system expansion costs from all available sources, without limitations, including development fees for projects both inside and outside the City limits.

Related Goals and Policies

Land use policy detailed in the Land Use Element will have a direct bearing on the City's circulation system and determine the nature and extent of future roadway improvements. New development permitted in areas presently undeveloped will require new streets. In addition, existing roads may need widening or other improvements to handle the increased traffic loads. The Land Use Element and the other elements include a number of goals and policies that address the issue areas identified in the Circulation Element. These elements containing supporting policies are identified in Table 1.

**TABLE 1
CIRCULATION POLICY MATRIX**

Issue Area	Land Use	Resource Management	Public Safety	Noise	Recreation
Transportation System	X	X	X	X	X
Roadway Function and Standards	X	X	X	X	
Alternate Modes of Transit		X			X
Scenic Highways	X	X			
Coastal Access		X			X

CIRCULATION PLAN

This section of the Circulation Element includes a classification system that applies to all roadways that serve the City and specific standards that apply to each. In addition, the Element identifies specific improvements that should be considered by the City. Finally, the impacts of future development arising from the implementation of the land use policy is described.

Roadway Facility Designations

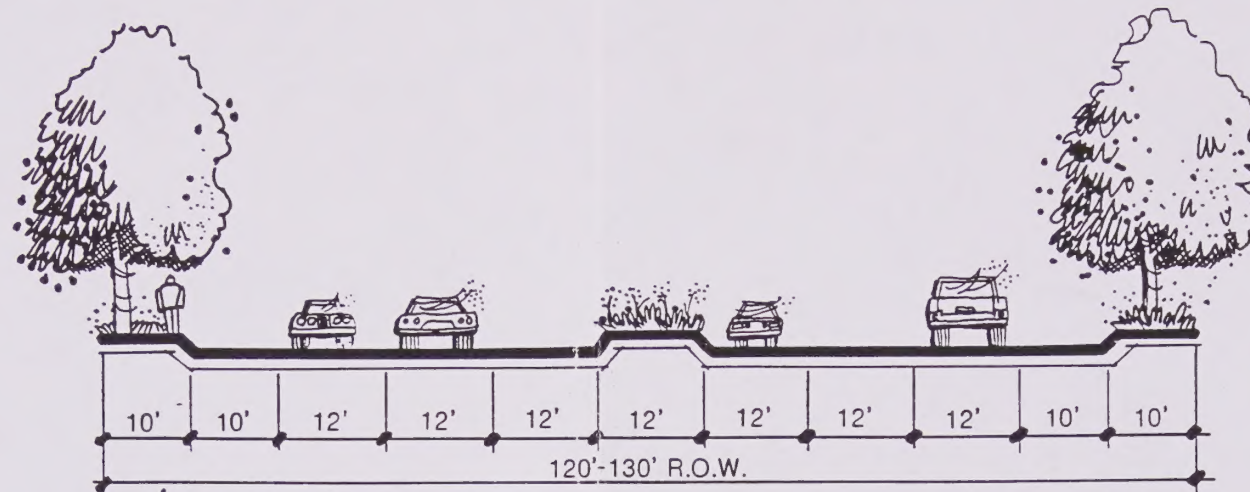
The future roadway system in the City of Encinitas has been defined using a classification system which describes a hierarchy of facility types. The categories of roadways included in this classification system differentiate the size, function and capacity of the roadway links for each type of roadway.

There are five basic categories in the hierarchy, ranging from "Freeway" with the highest capacity through "Prime Arterial", "Major" and "Collector," to "Local" with the lowest capacity. Schematic cross sections of each category of roadway are provided in Figure 1. Variation in right-of-way width and specific road improvements will occur within each of the roadway classifications, based on existing conditions and other factors. The desirable goal for every classified street section is that it carry the designed volume of traffic at the desired level of service. Within this requirement, descriptions of width and facilities are offered as non-exclusive alternatives: variation in design is expected, depending on different community design characteristics, different optional facilities (e.g., on-street parking, sidewalks vs. pathways, bicycle lanes or paths, extra parkway or median landscape treatment, etc.) Also note the circulation element policy that different standards be developed for "urban", "semi-rural" and "rural" areas. The five categories of roadways are described in greater detail in the following paragraphs:

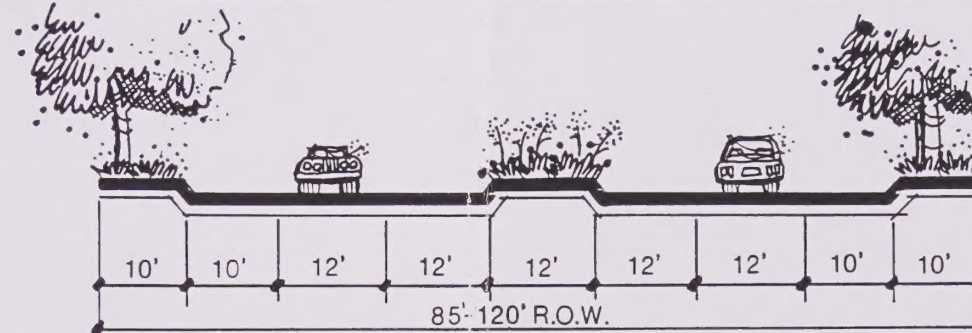
Freeway - a six- to ten-lane divided arterial roadway with full access control and a typical right-of-way width in excess of 150 feet, designed and maintained by the State Department of Transportation.

Prime Arterial - A six-lane divided roadway, with a typical right-of-way width of 120-130 feet and cur to curb pavement width of 100-110 feet.

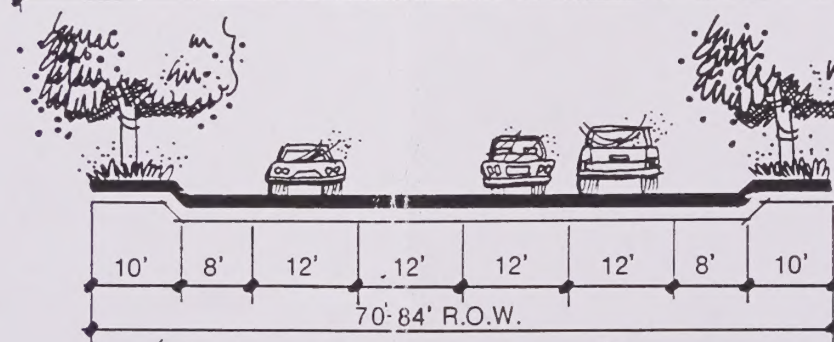
Prime Arterial



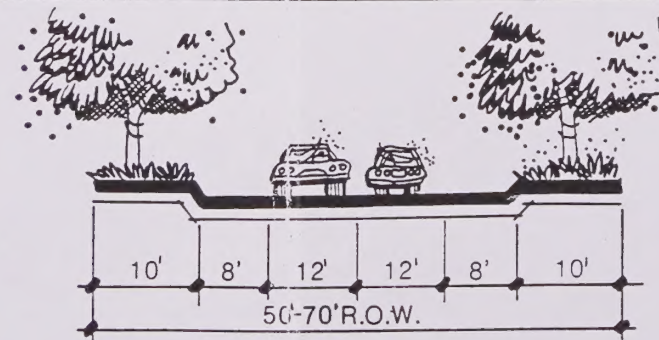
Major Arterial



Collector



Local



Prime Arterial

A six-lane roadway with a typical right-of-way width of 120-130 feet and a pavement width of 100-110 feet. The roadway is generally divided into three travel lanes in each direction by a median. Access to and from this roadway is restricted.

Major Arterial

A four-lane divided roadway with a typical right-of-way width of 85-120 feet and a pavement width of approximately 80 feet. This roadway is also divided by a raised median with two travel lanes in each direction.

Collector

A four-lane undivided roadway with two travel lanes in each direction. The typical right-of-way width of this category of roadway is 70-84 feet while the pavement width is approximately 64 feet. The primary function of this category of roadway is to distribute traffic between local streets and major and prime arterials.

Local

This category of roadway is designed to provide access to individual parcels and to direct traffic to the nearest collector road. Local streets consist of two lanes with a typical right-of-way width of 50-70 feet and a pavement width of approximately 40 feet.

Figure 1
Roadway Classification

Encinitas
General Plan

3/29/89

Note: Variation in right-of-way width and specific roadway improvements will occur within each of the roadway classifications, based on existing conditions and other factors.

Major Arterial - A four-lane divided roadway, with a typical right-of-way width of 85-120 feet and a curb to curb pavement width of around 80 feet.

Collector Road - A four-lane undivided (no median) roadway, with a typical right-of-way width of 70-84 feet and a curb to curb pavement width of around 64 feet. Its function is to distribute traffic between local streets and major and prime arterials. Although some collectors serve as through routes, their primary function is to provide access from surrounding land uses.

Local Street - This category of roadway is designed to provide access to individual parcels in the City. Local streets consist of two lanes with a typical right-of-way width of 50-70 feet and a pavement width of 40 feet. The Circulation Plan described in Figure 2 designates only those local roadways that provide an additional function beyond that normally expected for a local roadway. For example, a "designated local" may function as a collector in certain areas of the City. An undesignated local roadway refers to those facilities that are not indicated on the Circulation Plan described in Figure 2. For planning purposes, the closing of a designated local roadway will require a General Plan Amendment while the closing of an undesignated local roadway will not.

Each of the last four classifications above may be further described based upon improvement refinements necessary where physical constraints exist and to insure the preservation of community character.

Augmented Roadway - Any of the last four roadway categories (not Freeways) can have an augmented designation. The intent is to provide a means of increasing the capacity of a given type of arterial by maximizing the utilization of the basic lane configuration. Such augmentation can range from simply adding lanes at intersections to adding or expanding a median and/or other midblock measures to improve traffic flow and reduce side friction.

The augmented local may in its simplest form be just a two-lane local street with special

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the situation.

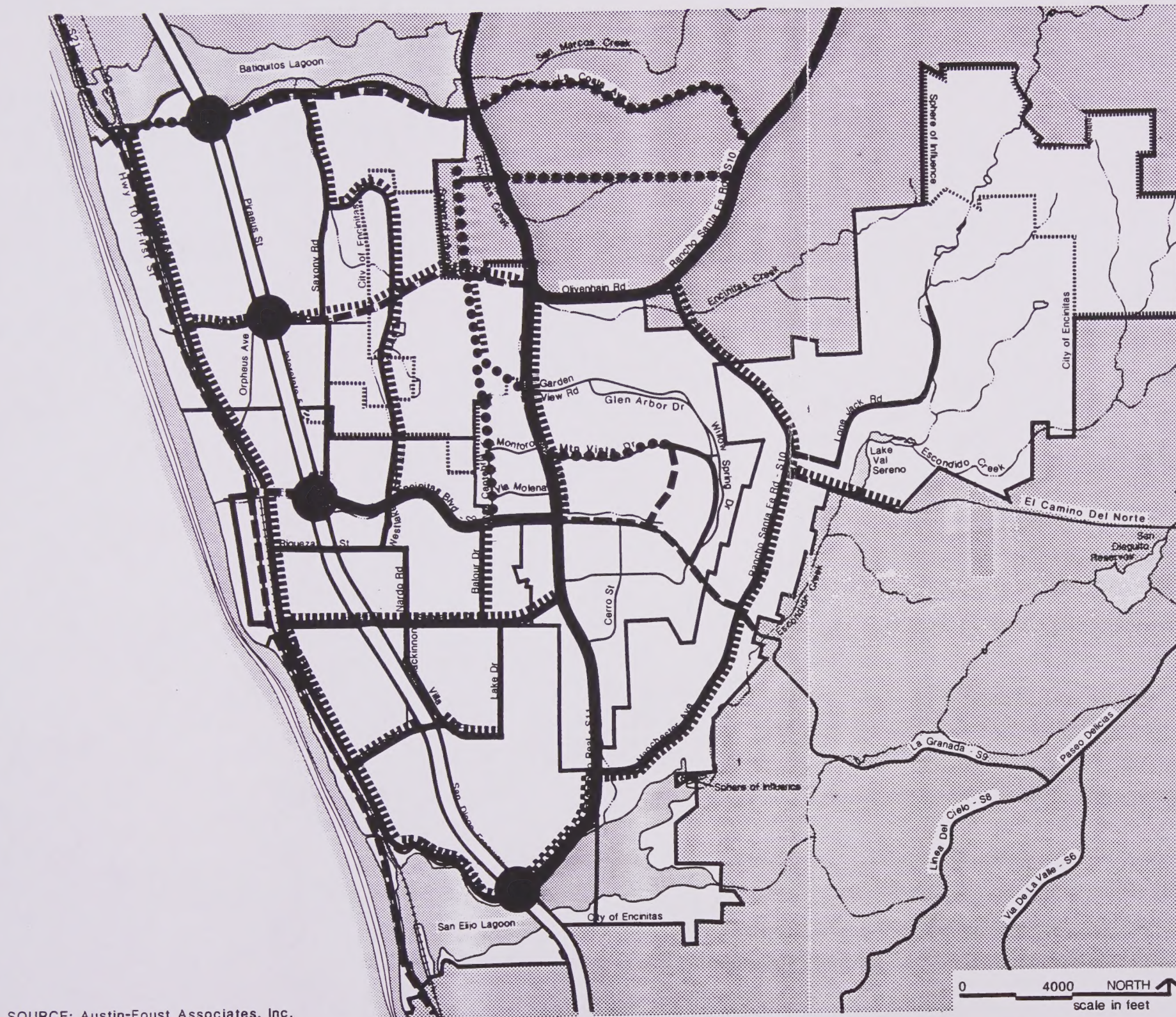
2. Once the problem is identified, the next step is to analyze the situation and determine the causes of the problem. This involves looking at the data and identifying the factors that are contributing to the issue.

3. After analyzing the situation, the next step is to develop a plan of action. This involves identifying the steps that need to be taken to address the problem and determining the resources that will be needed to implement the plan.

4. The final step in the process is to implement the plan and monitor the results. This involves putting the plan into action and tracking the progress to ensure that the problem is being addressed effectively.

5. Once the plan has been implemented, the next step is to evaluate the results and determine if the problem has been resolved. This involves comparing the actual results to the expected results and identifying any areas that need further attention.

6. Finally, the last step in the process is to document the results and share the findings with others. This involves creating a report or presentation that summarizes the findings and provides recommendations for future action.



SOURCE: Austin-Foust Associates, Inc.

-  Freeway
-  Prime Arterial (6 Lanes)
-  Major (4 Lanes)
-  Collector (4 Lanes)
-  Local Street (2 Lanes)
-  Augmented Facility
-  Limited Facility
-  Interchange Reconstruction

NOTE: Leucadia Blvd. between Interstate 5 and El Camino Real designated as "Scenic Roadway" with 85 foot right-of-way (ROW)

Figure 2
Circulation Plan

Encinitas
General Plan
3/29/89



SOURCE: Austin/Foust Associates, Inc.

Encinitas
General Plan

Figure 3
Future Traffic Volumes: 2010

intersection treatments such as signalization and/or added lanes as shown in Figure 5. A more highly augmented form would have a central median for turn movements and would restrict access to the extent possible. Augmentation of a prime arterial may vary from added lanes at intersections to access control strategies such as provision of local frontage roads. An augmented form of a local street is more important as far as the circulation system is concerned, for example, since this roadway may function as a collector roadway while it is developed to local roadway standards.

Limited Roadway - Any of the last four roadway categories above (not Freeways) can have a limited designation. This limited designation is intended to allow the reduction of right-of-way width, while maintaining the same number of lanes and capacity for the respective roadway category. This reduction of right-of-way will most typically involve reductions to the parkway width, median width or excluding parking lanes.

Scenic Roadway - Any of the last four roadway categories may also be designated as "scenic" roadways. The scenic roadway designation will be used to aesthetically enhance such roadways through future improvements which provide amenities such as abundant landscaping, decorative street furniture, recreational trails, earthen berms for noise attenuation, and additional right-of-way to accommodate such features, in addition to the normal improvements related to vehicular accommodation and circulation convenience.

Level of Service

A roadway's ability to handle current traffic loads can be described in terms of Level of Service, or LOS. The LOS is the ratio of a road's design capacity to the existing traffic volumes. Ratio ranges can be used to describe actual traffic operating conditions as outlined in Table 2. For the purposes of this element, the traffic volumes on all system roadways which correspond to an LOS of D (unstable traffic flows) are assigned an LOS ratio of 1.00. Any roadway which carries a traffic volume in excess of the 1.00 LOS ratio exceeds the capacity standard defined as being acceptable for streets within the City circulation system. Table 3 lists representative ADT capacities for the various types of roadways considered in the General Plan.

A number of policies included in this Element apply these levels of service standards to roadways in the City. One policy indicates the City will attempt to maintain a Level of Service C (LOS C) as a basic design guideline for roadways in the City. Another policy states that the City will prohibit development which results in a Level of Service E or F at any intersection unless no alternatives exist and an overriding public need can be demonstrated.

Other policies included in the Circulation Element call for the development of standards that make a distinction between those roads serving rural areas as opposed to those located in urbanized areas. Specific standards for each category will be developed and implemented in the future.

TABLE 2
STANDARDS FOR ROADWAY LEVELS OF SERVICE*

<u>Level of Service</u>	<u>Traffic Conditions</u>
A	Primarily free flow operations at average travel speeds usually about 90 percent of free flow speed. Vehicles can maneuver unimpeded within the traffic stream. Delay at signalized intersections is minimal.
B	Reasonably unimpeded operations at average travel speeds usually about 70 percent of free flow speed. Ability to maneuver is only slightly restricted and stopped delays are not bothersome. Drivers are not subjected to appreciable tension.
C	Represents stable operations, however, ability to maneuver and change lanes in midblock locations may be more restricted. Longer queues and/or adverse signal coordination may contribute to lower average travel speeds of about 50 percent of free-flow speed. Drivers will experience some appreciable tension.
D	Borders on a range in which small increases in flow may cause substantial increases in approach delay, and hence, decreases in arterial speed. Causes from adverse signal progression, inappropriate signal timing, high volumes, or any combination. For planning purposes, this Level of Service is the lowest that is considered acceptable. Average travel speeds are about 40 percent of free-flow speed.
E	Characterized by significant approach delays and average travel speeds of one-third of free-flow speed or lower, caused by adverse progression, high signal density, extensive queuing at critical intersections, inappropriate signal timing, or some combination.
F	Characterized by arterial flow at extremely low speeds below one-third to one-quarter of free flow speed. Congestion is likely at critical signalized intersections, resulting in high approach delays. Adverse progression is frequently a contributor to this condition.

* From arterial highway section of 1985 Capacity Manual

TABLE 3
ROADWAY CAPACITY STANDARDS

Fac. Type	# of Lanes	ADT Capacity		
		LOS C	LOS D	LOS E
Freeway	6	108,000	120,000	135,000
	8	145,000	160,000	175,000
	10	175,000	195,000	215,000
Prime Arterial	6	46,000	51,200	57,000
Prime Arterial-Augmented	6	53,000	60,000	66,000
Major Roadway	4	28,200	31,600	35,200
Major Roadway -Augmented	4+	36,300	41,000	45,400
Collector Roadway	4	26,000	29,200	32,400
Local Roadway	2	11,200	12,600	14,000
Local Roadway-Augmented	2+	16,000	18,000	20,000

* Capacity means the maximum volume for the stated level of service.

Circulation System Plan

The goals and policies included in this Element emphasize the importance of developing a circulation system that is capable of serving both existing and future residents while preserving community values and character. Other policies emphasize the following in the development of future roadways:

- Minimize access onto prime arterials, major arterials, and collector roadways to encourage their use as throughways rather than as access to adjacent properties.
- Avoid siting prime arterials and major arterials through residential neighborhoods.
- Future roads should follow natural contours to minimize amount of grading, cut and fill required in new road construction.
- Discourage through traffic in residential neighborhoods.

The highway network provided for in the Circulation Element is identified in Figure 2. The map included in this figure indicates all of the designated freeways, prime arterials, major arterials, and collector streets. In addition, a selected number of local roadways are indicated on the map and these are referred to as "designated local roadways". Any permanent closure to through traffic or vacation of the designated local roadways will require a General Plan Amendment.

The roadway network described in Figure 2 focuses on a number of major improvements with regard to the roadway system in the City. The following improvements are provided for in the Circulation Element:

- Improve east-west movement in the northern portion of the Planning Area by designating La Costa Avenue as a major roadway (usually 4 travel lanes).
- Improve east-west circulation in the northern portion of the planning area by extending Leucadia Boulevard eastward as a scenic major augmented roadway to provide a connection between I-5 and El Camino Real.
- Improve east-west circulation in the center portion the Planning Area by expanding Encinitas Boulevard to a prime arterial (usually 6 travel

Paragraph Amended
9/21/94

lanes).

- ° Improve east-west circulation in the southern portion of the Planning Area by expanding the portion of Manchester Avenue between El Camino Real and I-5 to a limited prime arterial (usually 6 travel lanes).
- ° Santa Fe Drive east of the freeway will be improved to a local augmented street (2 travel lanes).
- ° North-south capacity will be expanded with the extension of Via Cantabria to the north.
- ° Additional north-south capacity will be provided with the augmentation of El Camino Real, a prime arterial (usually 6 travel lanes), particularly in the section of roadway between Olivenhain Road and Encinitas Boulevard.
- ° The La Costa, Encinitas, Leucadia, and Manchester freeway interchanges will be upgraded.

Land Use Policy and the Circulation Element

Over time, new development will result in incremental increases in traffic within the Planning Area. The land use policy described in the Land Use Element indicated the location and extent of development within the City. Future traffic conditions can be estimated by estimating traffic generation resulting from the implementation of the land use policy which is then compared with proposed roadway improvements.

Figure 3 indicates the projected traffic volumes after build-out in accord with when the land use policy has been achieved. In Figure 4, the resulting Levels of Services for the prime arterials, major arterials, collectors, and designated locals are indicated. Finally, the future Levels of Service for major intersections are identified in Table 4 and their locations are also indicated in Figure 4. The analysis assumes all of the roadway improvements described in Figure 2 will be implemented.

Alternate Modes of Transit

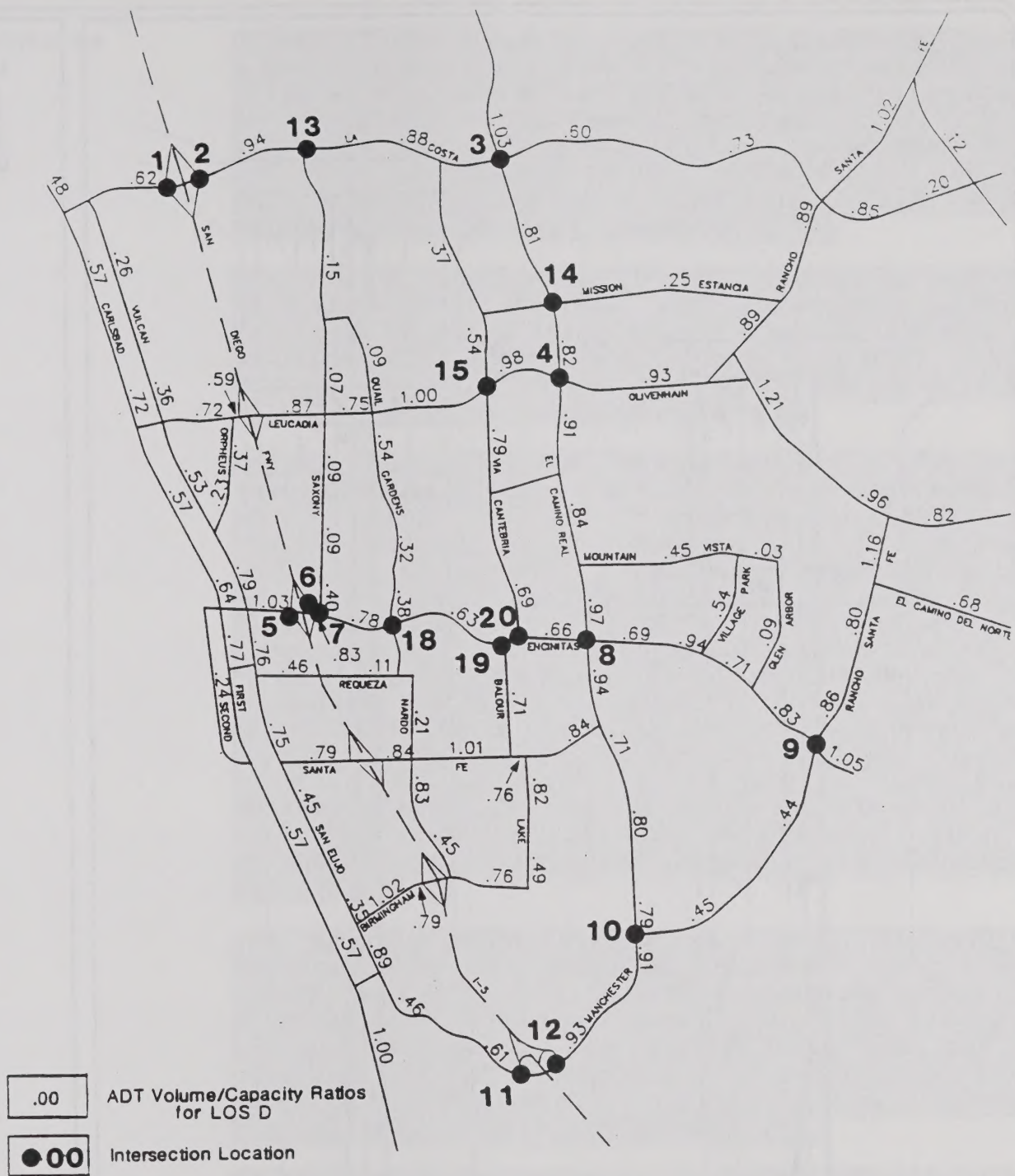
Goals and policies included in the Circulation Element assume that the private automobile will continue to be the dominant form of transportation in the Planning Area for the time frame covered under this General Plan.

TABLE 4

INTERSECTION CAPACITY UTILIZATION SUMMARY

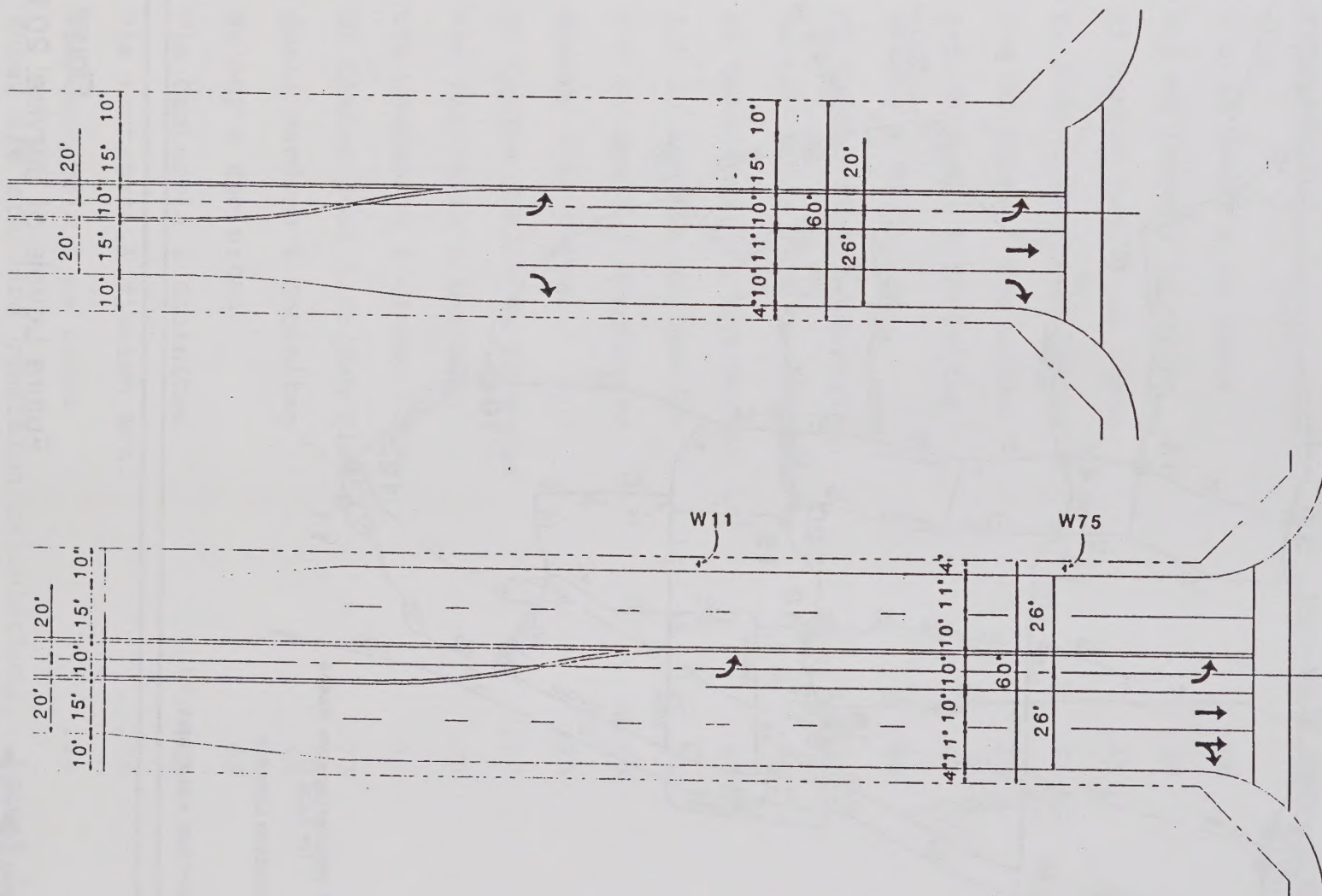
INTERSECTION		AM PEAK HOUR	PM PEAK HOUR
1.	I-5 SB Ramps & La Costa	.46	.56
2.	I-5 NB Ramps & La Costa	.30	.73
3.	El Camino Real & La Costa	.61	.75
4.	El Camino Real & Olivenhain	.81	.89
5.	I-5 SB Ramps & Encinitas	.36	.53
6.	I-5 NB Ramps & Encinitas	.47	.55
7.	Saxony & Encinitas	.35	.42
8.	El Camino Real & Encinitas	.82	.84
9.	Rancho Santa Fe & Encinitas	.65	.82
10.	El Camino Real & Manchester	.85	.65
11.	I-5 SB Ramps & Manchester	.31	.43
12.	I-5 NB Ramps & Manchester	.90	.93
13.	Saxony & La Costa	.29	.45
14.	El Camino Real & M. Estancia	.87	.81
15.	Via Cantebria & Leucadia	.88	.85
16.	Via Cantebria & Garden View	.17	.24
17.	El Camino Real & Garden View	.77	.77
18.	Quail Gardens & Encinitas	.45	.61
19.	Balour & Encinitas	.49	.65
20.	Via Cantebria & Encinitas	.42	.51
21.	Via Cantebria & Mission Est.	.25	.37
22.	Via Cantebria & La Costa	.28	.59

NOTE: These are standard condition calculations. Actual intersection capacity ratios may be affected by special conditions and circumstances; e.g., adjacent intersections being located very close to one another.



SOURCE: Austin-Foust Associates, Inc.

Figure 4
Future Levels of Service: 2010



contains

Nevertheless, the Circulation Element a number of policies that will encourage people to utilize other forms of transit while accommodating those households that depend on public transit. These alternate forms of transit include buses, light rail, and bicycles. In addition, the transportation needs of the handicapped are considered in a number of policies included in the General Plan.

The City of Encinitas is currently served by the North County Transit District (NCTD). The NCTD provides bus service along designated bus routes, connecting the City and north San Diego County with areas in the region, including connections to other transit service providers such as San Diego Transit.

In addition to the bus service presently provided by the NCTD, the San Diego Association of Governments has adopted a four-year work program for implementation of the Los Angeles to San Diego (LOSSAN) rail project. As part of this project, commuter rail service will be provided in San Diego County between Oceanside and San Diego using the existing AT & SF rail corridor. The commuter trains would stop at intermediate stations, as well as the terminal stations in San Diego and Oceanside. Total trip times would average about 70 minutes for this 41-mile service. The probable operating schedule for the commuter trains would call for two San Diego-bound morning trains leaving Oceanside approximately 45 minutes apart during the early morning hours. In the early evening, two Oceanside-bound trains would depart San Diego 45 minutes apart.

The commuter rail service could begin as early as December, 1992, and would require the construction of as many as eight new intermediate stations between the terminal stations in Oceanside and San Diego. A maximum of two of the intermediate stations are proposed to be located in the City of Encinitas subject to City approval, along the existing rail right-of-way paralleling Highway 101.

Existing use of the rail corridor includes both passenger (AMTRAK) and freight service consisting of approximately 20-25 train passages on a single track. Future studies associated with the LOSSAN project will examine the feasible levels of rail operation within the corridor, the level of operations requiring dual tracks, coordination with other forms of transportation, and the types of improvements and facilities necessary to accommodate commuter rail

service.

The development of a comprehensive network of bikeways is proposed in this plan. This system will serve a dual purpose in that its function is to provide residents a safe and efficient alternative to the private automobile for travel within the city as well as providing for recreation.

The bikeway system will consist of three types of facilities which are shown in cross sections included in Figure 6 and their locations are indicated in Figure 7. The three types of roadways include:

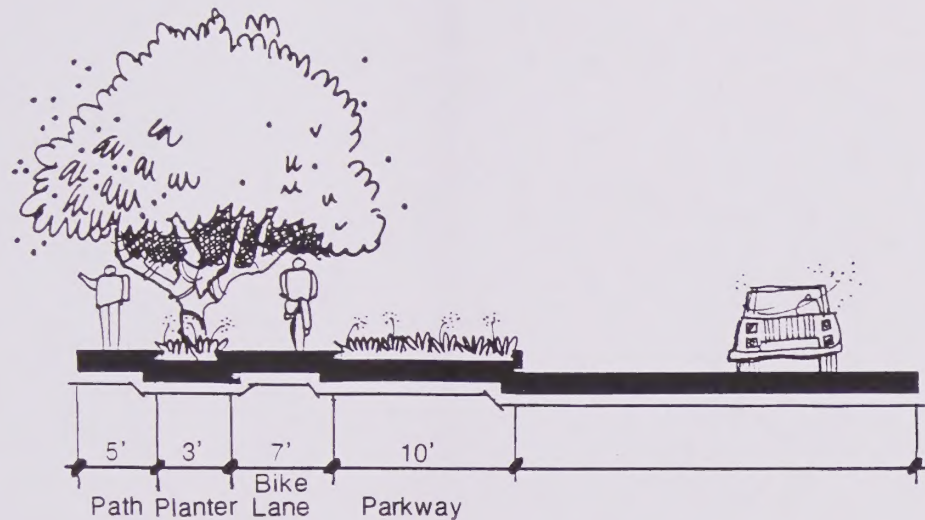
Bike Path (Class I): This is a special type of facility that is designed for exclusive use by bicyclists. A bike path may be located adjacent to a roadway though it is physically separated from vehicular traffic by a barrier, grade separation, or open space. Cross flows by vehicles and pedestrians are allowed but minimized.

Bike Lane (Class II): A bike lane consists of a paved area for preferential use of bicycles and is located between the travel lane closest to the curb and the curb. Pavement markings and signage indicate the presence of a bike lane on the roadway.

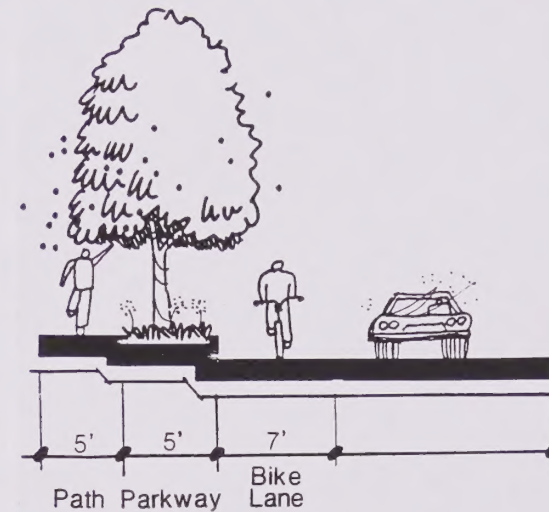
Shared Route (Class III): This type of bicycle facility refers to a conventional street where bike routes are indicated by sign only. There are no special pavement walkways and bicycle traffic shares the roadway with motorized traffic.

In addition to the bikeway system, a planned pedestrian circulation system consisting of connecting sidewalks along circulation system streets and recreation trails described in the Recreation Element, will be linked together. The recreation trail system may also accommodate bicycles and equestrians. The installation of significant lengths of sidewalk along Circulation Element roads, as well as the improvement of substantial reaches of trail. This system will promote pedestrian safety throughout the City by providing greater separation from vehicular traffic. The design of improvements for the pedestrian system will be flexible in recognition of its presence in urban and rural areas. The recreation trails, in particular, vary in their design to allow the use of

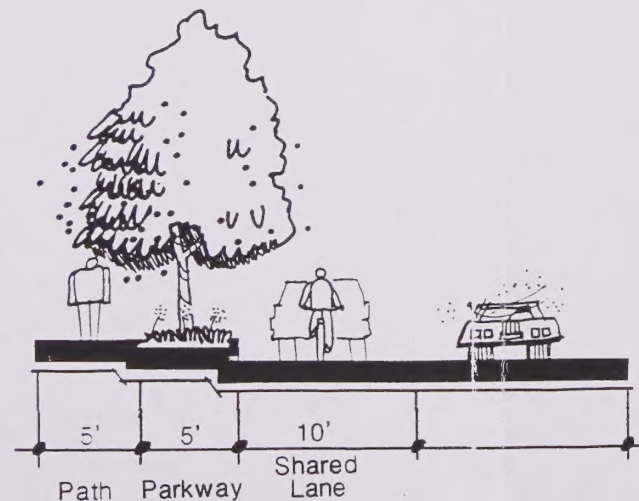
Class I Bikeway



Class II Bikeway



Class III Bikeway



NOTE: Examples shown are not exclusive design options; variations in design, consistent with standards for safety and basic intent of class of facility, and depending on overall street/r.o.w. design, are allowed.

Class I Bikeways – Bicycle Paths

Class I: A completely separated right-of-way designated for the exclusive use of bicycles. Crossflows by pedestrians and motorists are minimized.

Class II Bikeways – Bicycle Lanes

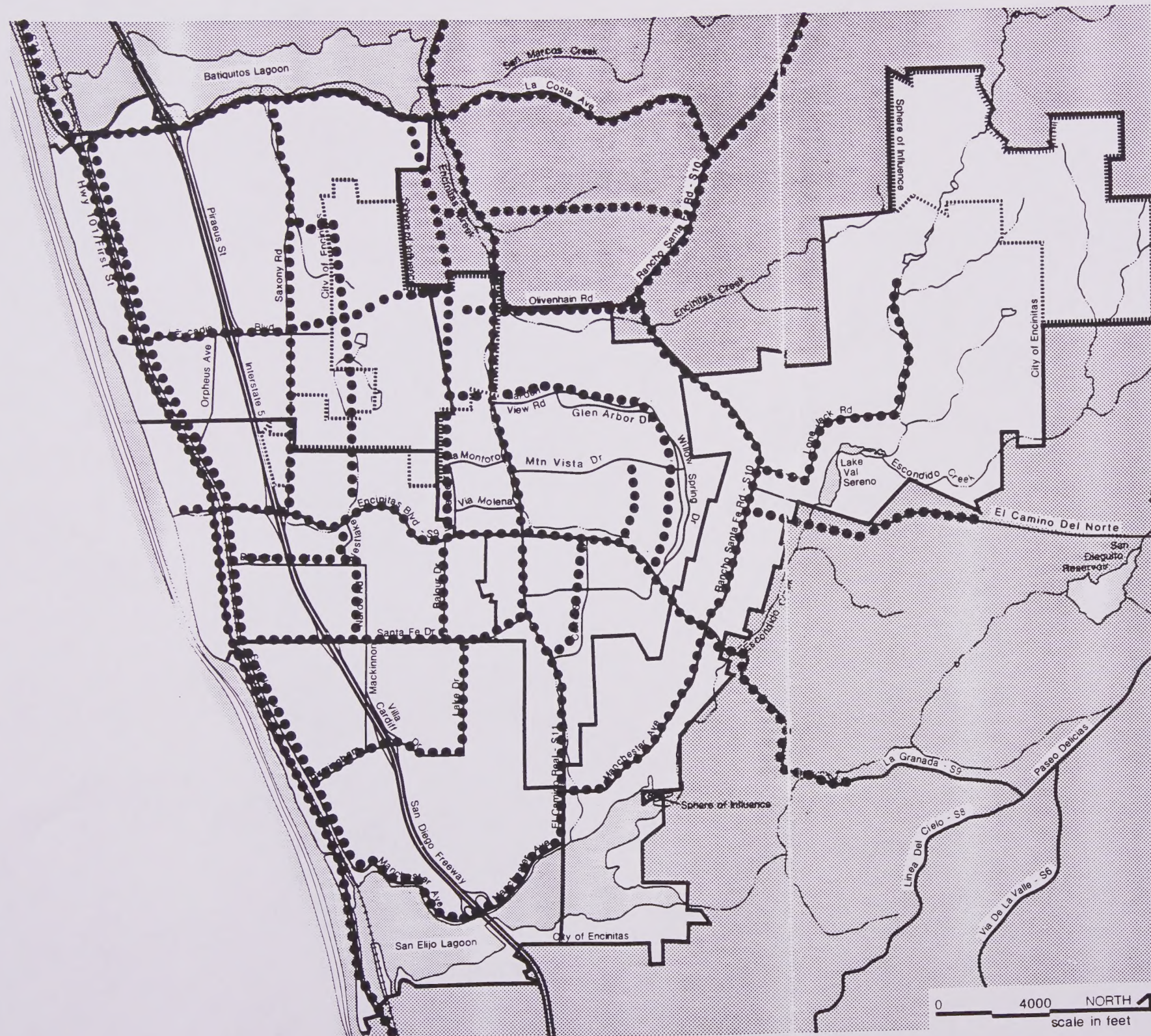
Class II: A restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles. Through travel by motor vehicles or pedestrians is not allowed; however, vehicle parking may be allowed. Crossflows by motorists, for example to gain access to driveways or parking facilities, is allowed; pedestrian crossflows, for example to gain access to parking facilities or associated land use, is allowed.

Class III Bikeways – Bicycle Routes

Class III: A shared right-of-way designated as such by signs placed on vertical posts or stenciled on the pavement. Any bikeway which shares its through-traffic right-of-way with either or both moving (not parking) motor vehicles and pedestrians is considered a Class III bikeway.

Figure 6
Bikeway Classifications

Encinitas
General Plan
3/29/89



..... Bikeways

Figure 7
Bikeway Facilities

Encinitas
General Plan
3/29/89

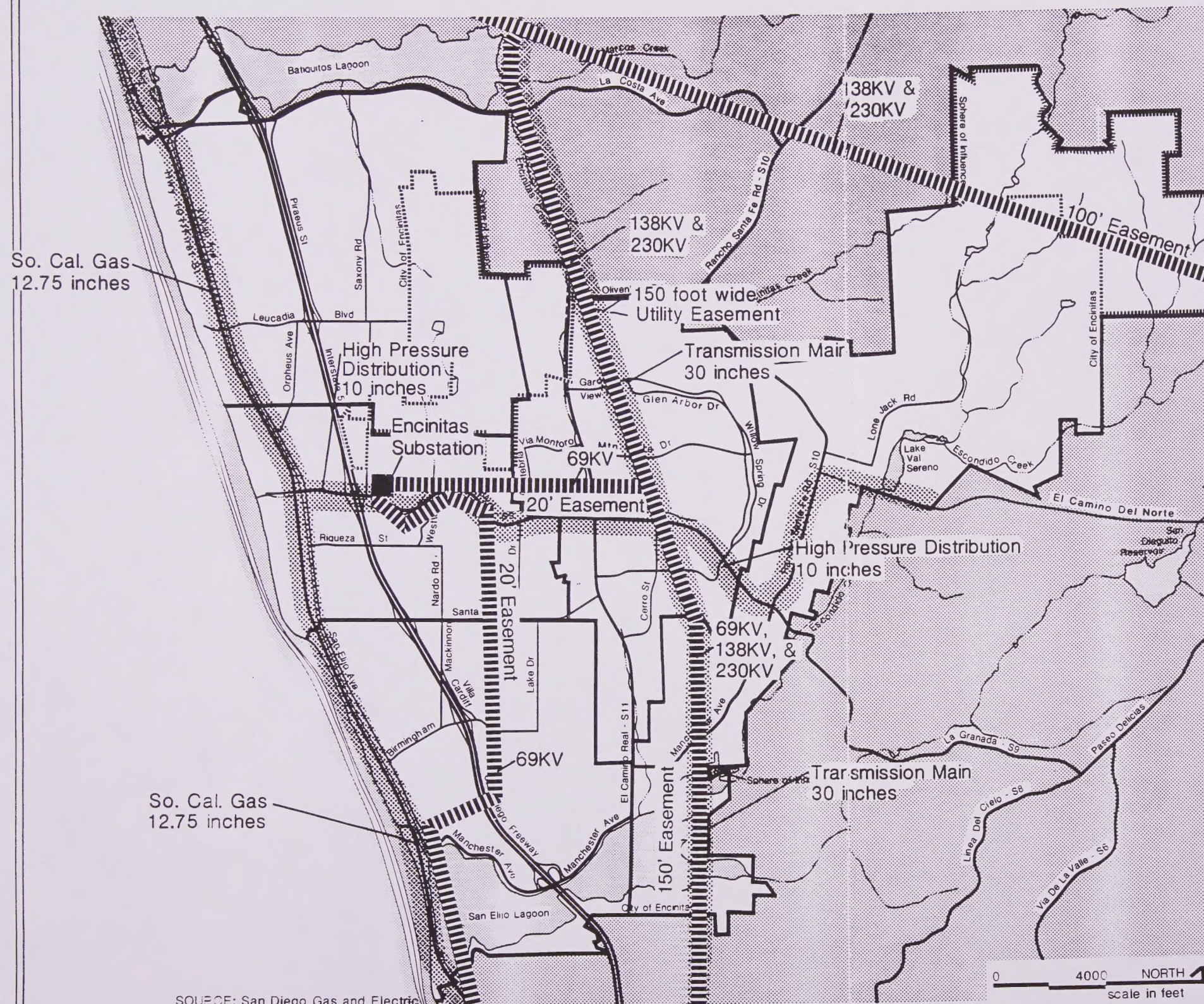
existing corridors, such as the SDG&E easement and the rail corridor. As noted in this Element for street design, standards for the design and improvement of pedestrian sidewalks and parks may vary to accommodate and reflect local community character.

Utilities and Transmission Facilities

State law requires that other types of facilities used for the transport or transmission of goods also be identified. The major facilities in this category includes utilities transmission systems.

San Diego Gas and Electric Company maintains a 150-foot wide powerline easement which traverses the Planning Area from north to south in the communities of New Encinitas and Olivenhain. This transmission corridor carries 138 KV and 230 KV electric lines and a 30-inch gas main. A second major powerline easement, traversing the Olivenhain area from northwest to southwest, is 100 feet in width and carries 138 KV and 230 KV electric lines. All of the easement has been designated as Ecological Resource/Open Space/Park.

A 30-inch pipeline is located within the 150-foot SDG&E easement and is used for the transmission of liquified petroleum products. A second major pipeline (12-75-inch) is located within the AT&SF railway line and is used for transporting natural gas. A 10-inch high pressure line connects with the larger pipeline and extends eastward along Encinitas Boulevard. The locations of these facilities are identified in Figure 8.



SOURCE: San Diego Gas and Electric

Encinitas
General Plan
3/29/89

RECREATION ELEMENT



RECREATION ELEMENT

CITY OF ENCINITAS GENERAL PLAN

As Amended 6/16/93, 9/21/94 and 5/11/95

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INTRODUCTION TO THE RECREATION ELEMENT

Purpose of the Element

Recreation is an important facet of our everyday lives. Never before has public awareness regarding physical fitness and exercise been as great as it is at the present time. Organized and informal sports activities promote good health and cooperation among young people. Recreational pursuits are equally important for adults as a means to reduce stress associated with urban living. Parks often provide the only open space for active recreation available to children and adults since yard areas in some newer residential developments are often too small for play and other recreational activities. In addition, other open space areas are often restricted, and undeveloped open space areas are increasingly being converted to developed uses.

The Recreation Element is closely tied with the Land Use and Resource Management Elements. Many of the goals and policies included in both of these elements serve to implement a number of goals and policies contained in the Recreation Element. The Element is supported by the Recreation Technical Report which includes important background information.

The Recreation Element is not a mandatory element as are the other elements included in the General Plan. Section 65303 of the Government Code states that cities and counties may incorporate optional elements to complement those elements required under State law. The number and type of additional issues that may be addressed in these optional elements are left to the discretion of the city or county that prepared them.

The Government Code does indicate that once an optional element has been adopted, it has the same force and authority as the mandatory elements. These optional elements can significantly expand the authority of the local government over a particular issue area that is unique to that particular jurisdiction and not adequately covered in the required elements. The other State requirements that pertain to the mandatory elements, such as internal consistency, also apply to optional elements once they have been adopted.

The Recreation Element for the City of Encinitas is specifically concerned with expanding the City's existing recreational facilities and broadening the range of services.

Related Plans and Programs

A number of plans and programs have been prepared that were considered in the formulation of goals and policies included in this Element. These plans are instrumental in identifying areas where new facilities should be located as well as strategies for implementation. The major plans and programs considered in the preparation of this Element are described in the following paragraphs.

Local Coastal Program: The Local Coastal Program (LCP) prepared as part of this General Plan contains numerous policies concerned with beach access and the maintenance and preservation of coastal resources. A number of these policies also serve to implement the Coastal Act.

California Coastal Plan: The California Coastal Plan prepared over ten years ago by the California Coastal Zone Conservation Commission, a forerunner of the Coastal Commission, contains a number of policies that are both applicable and consistent with the policies contained in this Element. The California Coastal Plan is described in greater detail in the Resource Management Element.

San Diego County Park Plan: The County has designated a number of areas that should be considered for the development of future park sites and other facilities. In addition, the County maintains a number of facilities within the City and planning area. Future plans the County may have for these and other facilities are important considerations that need to be considered in the context of this Element.

San Dieguito Riders Trails Plan: The San Dieguito Riders, an organization of local residents interested in equestrian activities, prepared a plan for a comprehensive system of trails that may be used by equestrians, hikers, and bicyclists. The plan identifies measures that can be utilized for the acquisition and/or use of rights-of-way as well as standards for the development of these trails.

Format and Scope of this Element

The sections which follow contain goals, policies, and standards that will direct future park planning in the City. This Element will be closely linked to and build upon policies identified in the Land Use and Resource Management Elements.

RECREATION ELEMENT GOALS AND POLICIES

The goals and policies included in this Element focus on ways existing recreational opportunities can be expanded to meet both existing and projected needs. Issue areas of special concern to the City include the preservation of existing open space areas that contain significant cultural or natural resources that deserve protection. Other goals and policies are more directly related to recreational facilities ranging from standards for development of future parks to identification of future vista points and access ways along the coast.

Development of New Park and Recreational Facilities

The following policies focus on the development of new park and recreational facilities throughout the City. At the same time, the preservation of undeveloped lands that have been found to be ecologically significant is also stressed. The implementation of these policies is important in ensuring that the recreational and open space needs of both existing and future residents are met.

GOAL 1: The maintenance of the open space resources in the Planning Area will continue to be emphasized. (Coastal Act/30240)

POLICY 1.1: Continue to cooperate with property owners, the County of San Diego, and others to preserve and maintain the riparian habitats within the planning area. (Coastal Act/30240)

POLICY 1.2: Consider the enactment of a "Quimby Ordinance" to insure that new residential development is provided with open space/recreational amenities. In addition, explore all other available funding resources and alternatives for acquisition and development of park and open space lands.

POLICY 1.3: Enforce local laws regarding the vandalism of park property and incorporate citizen involvement into the program through the "neighborhood watch" programs and other community efforts.

POLICY 1.4: Establish a balance of natural open space and "improved" recreational open space and implement measures to preserve, and maintain the natural environment. (Coastal Act/30252)

POLICY 1.5: Provide a minimum of 15 acres of local recreational area for each 1,000 population for the entire community. This area should be devoted to neighborhood and other close-at-hand recreation facilities, community parks, and passive open space in undeveloped preserves and wilderness areas. This policy shall not be construed to reduce the minimum standards established under this Element for provision of mini, neighborhood, community, or other park land based on population or service distance.

POLICY 1.6: Establish mini-parks and playlots in high density areas where larger parks are inaccessible or impractical to provide, and only when the provision of neighborhood parks to serve local neighborhood park needs is not possible.

POLICY 1.7: Provide a neighborhood park within convenient, and where possible, walking distance for all urban area residents.

POLICY 1.8: Establish a system of community parks so that each community (Leucadia, Old and New Encinitas, Cardiff-by-the-Sea and Olivenhain) is within a community park service area.

POLICY 1.9: Develop parks in conjunction with schools wherever possible and encourage joint use of facilities. (Coastal Act/30252)

POLICY 1.10: Encourage the development of private and public recreational and meeting facilities throughout Encinitas.

POLICY 1.11: Develop an open space program that will link the various communities together with parks, recreation/pedestrian access and natural visual corridors.

POLICY 1.12: Active parks, passive parks, and natural open space shall be provided in each of the communities to the extent possible.

POLICY 1.13: Encourage appropriate multiple use of open space wherever possible.

POLICY 1.14: The City shall attempt to acquire the Santa Fe railroad right-of-way, should it become available, for the development of recreational facilities and landscaping as well as transportation and other public needs.

POLICY 1.15: Provide the playing fields necessary to serve the community.

POLICY 1.16: Future trails in addition to those planned for in this element may be added to the existing systems to enhance the recreational opportunities of the City.

POLICY 1.17: The City shall strive to acquire a regional park within its ultimate boundaries.

POLICY 1.18: The City shall develop a program that will establish future park sites as identified in the Implementation Plan.

POLICY 1.19: The City shall develop standards for protection of views along and down public corridors, particularly from inland areas such as the crest of Santa Fe Drive.

**Preservation
of Open Space
Resources**

The following goal and supporting policies are directly linked to corresponding policies in the Land Use, Resource Management, and Safety Elements. The preservation of culturally and naturally significant lands is identified as being a major priority of the City and this objective is underscored once again in the policies below. Many of the open space areas lie within flood plains, have steep topography or are otherwise constrained and provide the City with a unique opportunity to develop a system of trails, bikeways, and establish new parks for both passive and active recreation.

GOAL 2: The City will make every effort to preserve open space areas that represent a significant environmental resource in the community. (Coastal Act/30240)

POLICY 2.1: The City should identify and seek to acquire floodplain areas for appropriate public uses. (Coastal Act/30212.5/30231/30240)

POLICY 2.2: Provide and maintain an inter-linking network of trails for horseback riding, hiking, and bicycling; and minimize the cost of the trail system by encouraging the use of drainage channels, flood plains, existing trails, public lands, excess street rights-of-way, and major utility rights-of-way. (Coastal Act/30212.5/30252)

POLICY 2.3: Encourage the preservation and protection of areas for the recreational activities

characteristic of Encinitas such as horseback riding, surfing, skindiving, bicycling, walking, and jogging. (Coastal Act/30212.5/30252)

POLICY 2.4: Leave appropriate areas of neighborhood and community parks in a natural state, retaining natural topography and vegetation where preservation is feasible. (Coastal Act/30240)

POLICY 2.5: Provide for early acquisition of park sites to insure proper location, adequate size, and lower costs through development of a program that identifies future park needs and possible future sites. (Coastal Act/30212.5)

POLICY 2.6: Encourage the provision of a full range of recreational facilities distributed throughout the area. (Coastal Act/30212.5)

POLICY 2.7: Encourage the use of appropriate public lands and facilities for park and recreation purposes to the maximum extent feasible consistent with the maintenance of natural resources. (Coastal Act/30212.5)

POLICY 2.8: Encourage the maintenance of the bluffs, beach, shoreline, reefs and ocean and discourage any use that would adversely affect the beach and bluffs except a reasonable number of access public stairways, lifeguard towers, and similar public beach facilities. (Coastal Act/30211/30213)

POLICY 2.9: The City will encourage the maintenance of existing overnight camping facilities (both tent and RV) at public beaches or upland from beaches. (Coastal Act/30213)

POLICY 2.10: Expand the function of Neighborhood Watch or other programs to include surveillance of local parks.

POLICY 2.11: The City may consider accessory revenue generating activities at various parks on a case-by-case basis.

Coastal Development

The following policies are closely related to the Land Use Element that provides for a commercial land use designation specifically concerned with meeting the needs of visitors to the coastal areas of Encinitas. The following policies support land use policies that indicate the location and intensity of this "Visitor-serving Commercial" development.

GOAL 3: The Coastal Areas will continue to play a dominant role in providing residents with open spaces for recreation. (Coastal Act/30220)

POLICY 3.1: The City shall continue to support the acquisition and improvement through outright purchase, private donations, establishment of tax benefits, living trusts, etc., of additional local park sites. (Coastal Act/30212.5/30221)

POLICY 3.2: The City will designate as "Visitor-Serving Commercial" use areas land in the vicinity of primary coastal access routes, particularly in proximity to higher intensity beach use areas. (Coastal Act/30221/30222/30223)

POLICY 3.3: The City will not provide for major boating facilities, such as marinas or piers for commercial fishing and recreational boating, within the City Coastal Zone. No recreational water craft facilities will be permitted in wetland areas. (Coastal Act/30231)

POLICY 3.4: The City will investigate various remedies to stem sand depletion along beaches in the City limits.

Park Standards

The policies listed below are concerned with establishing basic standards for service areas which apply to the various categories of parks in the City. Additional standards are described in the section entitled Park and Recreation Plan included in this element.

GOAL 4: A City-wide system of parks which combine established standards and community desires shall be established and maintained.

POLICY 4.1: Service areas for parks shall be identified and standards for neighborhood, community, and regional parks shall be developed.

POLICY 4.2: Wherever possible, neighborhood parks should be associated with elementary schools.

POLICY 4.3: Neighborhood parks should be accessible by pedestrians living in the immediate area.

POLICY 4.4: The City will work to establish and protect a marine reserve within the coastal waters. (Coastal Act/30230)

Coastal Resources

The beaches have been and will continue to be a major recreational resource in the City. A number of policies included in the Resource Management Element are concerned with the preservation and maintenance of beaches and the coastline so that future generations may also enjoy beach recreation. The following policies indicate ways access to and from the beaches can be expanded and establish standards concerning the intensity of use for individual beaches under the City's jurisdiction.

GOAL 5: The City will continue to provide or coordinate with the State to provide for coastal/shoreline recreation areas, with effective access, including signing; and will designate various beach areas for high, medium and low intensity levels of use based upon the characteristics of the beach resource and support facilities, and character of adjacent neighborhood. (Coastal Act/30211/30212/30212.5/30214)

POLICY 5.1: The City recognizes Cardiff Beach State Park, San Elijo Beach State Park, South Carlsbad Beach State Park and Moonlight Beach (future City) State Park, as the major visitor destination beaches in the Encinitas area. The City will work with the State to upgrade and promote access to these State beaches, and will act to upgrade and promote access to Moonlight Beach, in order that they may receive an increased proportion of visitor uses. (Coastal Act/30214)

POLICY 5.2: The City shall act and coordinate with the State to implement an effective system of shoreline access signing based on uniform standards (i.e., size, material, symbols). (Coastal Act/30212.5)

POLICY 5.3: The areas of South Carlsbad Beach State Park, Moonlight Beach State (future City) Park, Cardiff Beach State Park and San Elijo Beach State Park shall be designated as high intensity beach recreational use areas. (Coastal Act/30212.5/30221)

POLICY 5.4: The City will classify the beach areas related to the following access points for a Medium Intensity use level:

- Beacons
- Grandview
- Swami's Park

- D Street (access to Moonlight Beach)

And the City will classify the beach areas related to the following access points for a Low Intensity use level:

- North Sea Bluff Village (no current access)
- Encinitas Beach (Athena - no current access)
- "I" Street Vicinity (Vista Point)
- Stone Steps access (Coastal Act/30212.5)

POLICY 5.5: The City will adopt beach recreation facility standards, and will encourage the State to apply similar standards to its beaches, regarding the existence of lifeguard facilities, restroom facilities, showers, water fountains, parking facilities (and a number of spaces for different level uses), fee access, trash facilities, beach maintenance schedules, signing, picnic facilities, bicycle facilities, security patrol, etc. In addition, the City shall assure that existing public parking lots for public beach access points are maintained and that no reduction in the number of existing public parking spaces shall be permitted. (Coastal Act/30212.5/30223) Policy 5.5 amended 5/11/95 (Reso. 95-32)

Related Goals and Policies

Goals and policies contained in a number of other Elements will also support those included in the Recreation Element. The Land Use Element contains coastal policies that emphasize the need to preserve open space for both active and passive recreation as well as the preservation of any significant resources. Coastal policies are also included in the Resource Management Element and relate to beach access and the preservation of open space containing important cultural and ecological resources. These and other policies in this Element are identified in Table 1: Recreation Policies Matrix.

TABLE 1
RECREATION POLICIES MATRIX

Issue Area	Land Use	Housing	Circulation	Resource Management	Public Safety	Noise
Development of New Parks & Facilities	X		X	X		X
Preservation of Open Space	X	X		X		
Coastal Development	X		X	X	X	
Park Standards				X		
Coastal Resources	X		X	X	X	

PARK AND RECREATION PLAN

This section of the City of Encinitas Recreation Element is concerned with establishing a hierarchy of park facilities, and corresponding standards that can be utilized for the development of parks and recreation facilities and the improvement of existing ones. Standards for parks vary from city to city and there are often problems applying generalized standards to every individual park or facility. Standards are useful in establishing guidelines concerning optimal acreage for future parks, their utilization, and which facilities and services should be provided.

Parks Classification and Standards

The Recreation Element establishes a classification system that applies to all existing and future park and recreation facilities in the City. Specific standards have been developed for each category of park and facility that address their spatial requirements, function, service area, and desired improvements. A schematic diagram of the types of parks considered in this classification is provided in Figure 1.

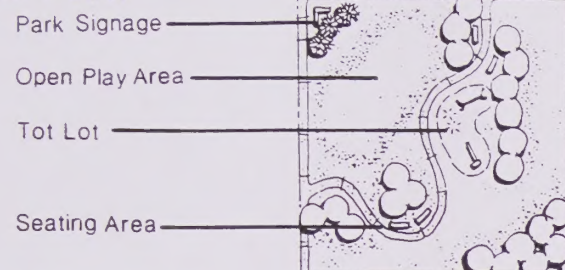
A specific policy included in this element calls for a minimum of fifteen (15) acres of open space for every 1,000 persons living in the City. Open space includes land in City and County parks, beaches, and open space reserves. The proportion of this 15 acres divided between parks and open space areas is to follow the standards for active park land specified below. Standards for each parkland type are summarized in Table 2, along with facilities typically to be provided with each park category.

Mini-Parks

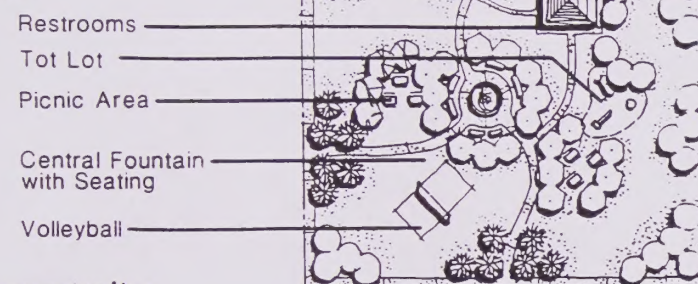
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Mini-parks are specialized facilities designed to a concentrated population and/or a specific target group such as preschool-aged children or the elderly. Facilities of this type should be located near higher density residential development such as apartments, condominium developments, and senior housing, in urbanized areas where acquisition of larger park units is unlikely. The service area for mini-parks is generally less than one-quarter mile. According to City standards, mini-parks will be up to 1.0 acre in area. The standard for parkland acreage in this category is .25 - .50 acres per 1,000 population. Applying this standard, the City could provide approximately 17 - 33 acres of land as

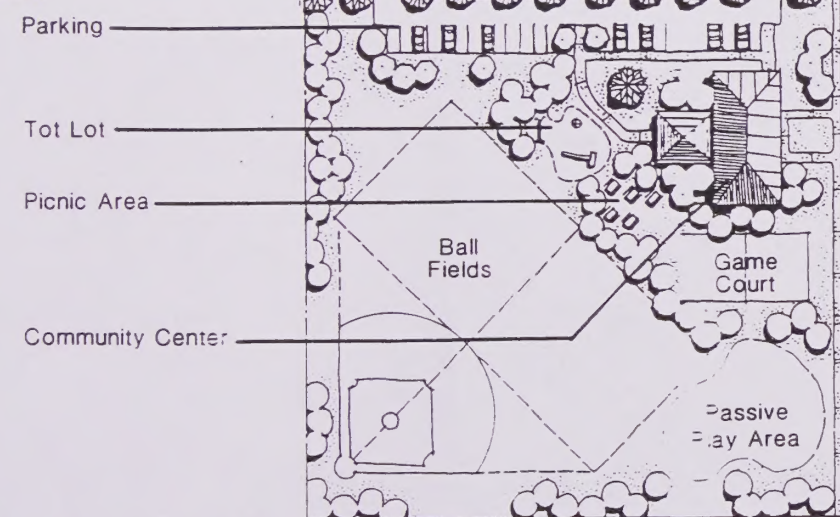
Mini Park



Neighborhood Park



Community Park



Facilities and Standards

	Primary Function	Space Standard	Service Area Radius	Tot Lot	Picnic Area	Passive Area	Restrooms	Basketball	Volleyball	Tennis	Baseball	Soccer	Community Center	Nature	Swimming
Passive	Up to 1 A.C.	1/4 mi.	○ ○ ○												
Passive/Active	3-5 A.C.	1/2 mi.	○ ○ ○	□	□	□	□						□		
Active	10-20 A.C.	1-2 mi.	○ ○ ○	○	○	○	○	○	○	○	○	○	○	○	○

○ Facility Should be Included in All Parks

□ Facility May be Included in Park

◇ Facility Will be Limited to a Few Parks

Mini Park

These parks are specialized facilities designed to serve those areas with concentrated populations or a specific target group such as preschool-aged children or the elderly. Facilities of this type should be located close to the populations they serve such as near apartment/condominium developments or senior citizens' centers.

Neighborhood Parks

Facilities in this category provide for both passive and active recreational functions. Neighborhood parks generally serve surrounding residential development. These parks also include some game courts and other facilities that do not require a lot of open space.

Community Parks

Community parks include a diverse range of facilities and equipment. Parks in this category generally have athletic fields and game courts for active recreation and abundant areas for passive recreation. Community parks may also contain specialized facilities (gymnasiums, swimming pools, etc.) not found in other parks. the service area for community parks may span several neighborhoods.

Figure 1
Park and Facility Standards

TABLE 2
PARK LAND STANDARDS

TYPE	SIZE	AREA PER 1000 PERSONS	SERVICE AREA	LOCATION	USUAL FACILITIES AND REMARKS
Mini Park	1 acre or less	0.25 TO 0.5 ACRES per 1000 persons depending on other available services (17-33 acres total)	Approximately 1/4 mile radius	In highly developed neighborhoods where neighborhood park land is unavailable and there are no other services.	Children's play area, landscaping, picnicking, open play area for pick up sports.
Neighborhood Park	3 to 5 acres	1.0 to 2.0 acres per 1000 persons (66-132 acres total)	Approximately 1/2 mile radius	Preferably adjoining an elementary school near the center of a neighborhood unit.	Play areas, multi-purpose courts, tennis courts, picnic areas, open turf area, on-site parking optional.
Community Park	10 to 20 acres	5.0 to 8.0 acres per 1000 persons (320 to 520 acres total)	Approximately 1 to 2 mile radius	At or near the intersection of major or secondary thoroughfares near center of service area.	Baseball, football, softball, soccer, tennis and other active athletic areas, community center, children's play area, on-site parking, restrooms and picnic areas.
Special Use Park	No size constraints	5.0 to 8.0 acres per 1000 persons when it provides one or any combination of community park services. Otherwise, no specific standard	Citywide	Wherever appropriate	Botanical gardens, lagoons, sports complexes, open space, marine refuges etc.
Regional Park	No size constraints	No specific standard may be partially included in an area of preserves and reservations.	Regional	Within 1 to 3 hours travel time from urban populated areas.	Beaches, botanical gardens, San Elijo Lagoon.

mini-parks; however, it should be noted that mini-parks are to be considered in areas otherwise not served by existing or planned neighborhood parks. Therefore, the acreage devoted to mini-parks may be counted toward the acreage standards below established for neighborhood parks. The types of services typically found in a mini-park include children's play areas, landscaping, vistas, picnicking, and open areas for pick up sports activities as appropriate. Leucadia Roadside Park and Mildred McPherson Park are examples of facilities in this category.

Neighborhood Parks and Facilities

Facilities in this category provide for both active and passive recreational activities and include a variety of facilities such as playground equipment, picnicking areas, and wading pools, limited game courts for tennis, basketball, and other sports may be appropriate. The service area for neighborhood parks is one-half mile. Park facilities in this category should have an area of at least three to five acres. The standard for parkland acreage in this category is 1.0-2.0 acres per 1,000 population. Applying this standard, the City will need to provide approximately 66-133 acres of land as neighborhood parks. A neighborhood park unit is designed to serve the immediate area where it is located and not attract users from outside the design service area. For this reason, restroom structures are discouraged.

Community Parks

Community park facilities generally provide a diverse range of facilities and equipment. Park facilities in this category may include a variety of athletic fields and game courts as well as indoor facilities (see Table 2). A policy included in the Recreation Element calls for each of the five communities to be served by a community park. It may be possible for two communities to share a community park, based on its location, accessibility and satisfaction of population service levels, as appropriate.

This category of parks generally offers a wide range of recreational amenities to the surrounding community which may include athletic complexes, arenas, swimming pools, covered picnic areas, and playgrounds depending on the specific needs of the community and the availability of resources. Community parks generally serve a number of neighborhoods and have a service area radius of one to two miles. For Encinitas, the

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6/16/93 & 9/21/94

desirable standard for community parkland ranges from 10 to 20 acres. The standard for parkland acreage in this category is 5.0 to 8.0 acres per 1,000 population, with each community park serving between 15,000 and 20,000 people. With this standard, the City will need to provide approximately 333 to 533 acres of land as Community Parks.

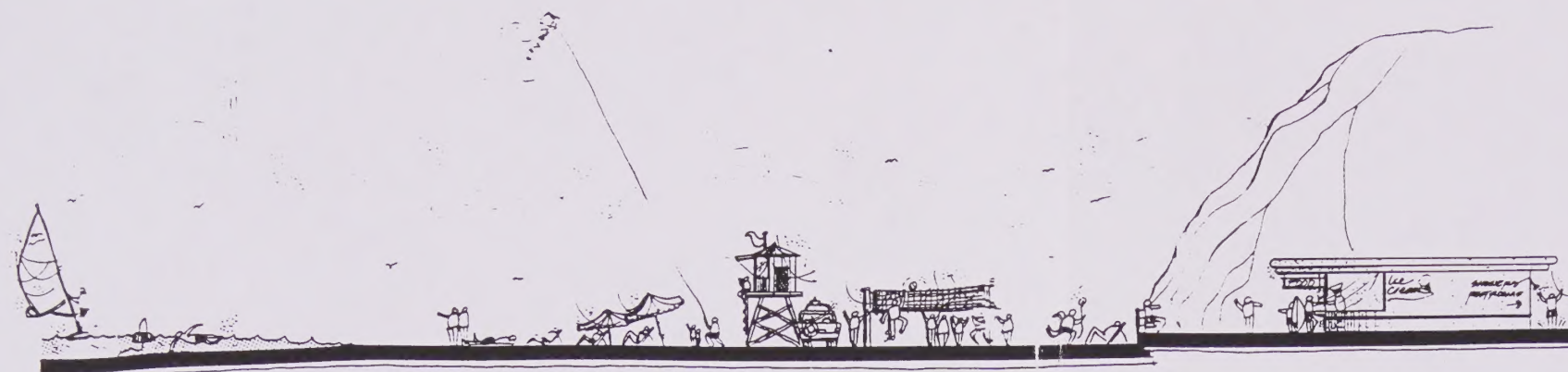
Special Use Parks

Special Use Parks are those which are developed for a specific type of use, rather than a broader range of multiple park and open space uses. The Lake Drive Sports Complex is an example of this type of park, which is developed specifically for field athletics. Special Use Parks which provide major facilities usually found at Community Parks (athletic fields, community center, game courts) will be considered as Community Park acreage because they provide facilities serving the entire City or a major portion of the City; the acreage of each special use park providing such community park facilities will be used in meeting the Community Park acreage standard of 5.0 to 8.0 acres per 1,000 population and the overall provision of 333 to 533 acres. Special use parks may also be established for primarily preservation purposes, such as the County San Elijo Lagoon preserve area. The acreage of this type of special use park will not be counted toward the community park standard, but will count toward the goal of 15 acres of park/open space for each 1000 population. No specific site requirement is established as a standard for special use parks.

Beaches

Policies included in this Element indicate standards for the beaches based on intensity of use. The nature and extent of any future improvements constructed or located on a beach will depend on intensity. A schematic diagram illustrating the three categories of beaches is shown in Figure 2.

High Intensity: This beach category represents the highest intensity for both utilization and improvements. Active recreational activities are encouraged in both the beach and tidal areas. Lifeguard stations, game courts, picnic areas, parking lots, restroom facilities, showers, water fountains, and facilities that provide access are among the improvements permitted on these beaches.



High Intensity Beach



Medium Intensity Beach



Low Intensity Beach

High Intensity

Active recreational activities are encouraged in both the beach and tidal areas. Lifeguard stations, game courts, picnic areas, and access ways are some of the improvements permitted on these beaches.

Medium Intensity

Beaches in this category may still be used for active recreation although improvements are kept to a minimum. Facilities are limited to lifeguard stations and access ways.

Low Intensity

Beaches designated for low intensity use will contain few improvements and recreational activities will be more passive in nature. This encourages the maintenance and preservation of these beaches in their natural state, as much as this is possible.

Figure 2
Use Standards for Beaches

Encinitas
General Plan
3/29/89

Medium Intensity: Beaches in this category may still be used for active recreation though improvements are nominal. Improvements may be restricted to lifeguard stations and facilities providing access.

Low Intensity: Beaches designated for low intensity use will contain few improvements and recreational activities, and will be more passive in nature. This category encourages the maintenance and preservation of these beaches in their natural state, as much as this is possible.

Access/Vista Points

Specific standards concerning the access/vista points are difficult to generalize due to the considerable variation among these facilities. The following standards that apply to these facilities are more concerned with public safety and reducing potential impacts on adjacent properties and the bluffs.

- ° Landscaping shall utilize ground cover and drought-resistant plants to minimize the possibility of overwatering.
- ° Appropriate signage (with careful consideration given to color and material) should identify the facility as a public access or vista point.
- ° Benches or picnic tables and trash cans should be provided at all facilities.
- ° A barrier should be constructed at all facilities that will be effective in preventing small children from falling from the bluffs.
- ° Use of facilities near residences should be restricted to minimize noise and other impacts on those residences.

Regional Parks/Resources

Regional parks serve the people of a large region, usually those within a few hours travel time. The size and location of these parks will vary. Regional Parks should never take the place of neighborhood or community parks which are designed to serve the local population. Some examples of this category of park include beaches, water areas, botanical gardens, and golf courses.

The County of San Diego maintains a number of large open space areas including the Quail Botanical Gardens and San Elijo Regional Park. Batiquitos Lagoon is a

significant open space area that has been set aside and is now a protected reserve. No specific standards apply to this category of facilities other than a recognition of their unique function in preserving significant natural ecological areas. Also included in this category is the marine reserve proposed for the coastal areas.

Future Park Site Selection Standards

The State of California Planning and Zoning Laws and the Subdivision Map Act Code Section 66477 (The Quimby Act), indicates that the legislative body of a city or county may, by ordinance, require the dedication of land, the payment of fees in lieu thereof, or a combination of both, for park and recreational purposes as a condition to the approval of a final map or parcel map. In cases where such dedication/fees have not been obtained for particular lots through a map, they may be imposed at the time that building permits are issued. Among other requirements, the following conditions must be met:

- ° The ordinance must include definite standards for determining the proportion of a subdivision to be dedicated and the amount of any fee to be paid in lieu thereof; and
- ° The legislative body has adopted a General Plan containing a Recreation Element, and any proposed park and recreational facilities are in accordance with definite principles and standards contained therein.

In conformance with this statute, the City of Encinitas Recreation Element includes standards determining land requirements for future park sites. The following standards should be utilized in selecting sites for parks and should serve as guidelines governing the acceptance of land dedicated to satisfy the provisions of the City's park dedication ordinance. Future acquisition will focus on acquiring land for neighborhood and community parks as well as obtaining easements and property for beach access and trails.

Beach Access/Vista Points

Policies in the Resource Management Element indicate sites for future access and Vista Points as well as existing facilities that will be maintained and improved.

The following Vista Points, some of which have already been acquired, will be developed, as feasible:

- ° San Elijo & Kilkenny (overlooking lagoon & coast)

- ° Highway 101, north of La Costa Avenue
- ° Northeast corner of I-5 and La Costa Avenue
- ° Encinitas View Point Neighborhood Park site
- ° South end of Via Tiempo
- ° Orpheus Street Park site
- ° Oak Crest Park site
- ° West end of "D" Street
- ° West end of "F" Street
- ° West end of "J" Street (Coastal Act/30212/30251)

The following Vista Points will be maintained as needed, and upgraded as necessary:

- ° Leucadia Beach State Park
- ° Moonlight Beach State Park (future City Park)
- ° Swami's Park
- ° Existing Vista Point on southbound I-5 between Birmingham and Manchester exits
- ° Cardiff Beach State Park (south parking lot)
- ° West end of "H" Street
- ° West end of "I" Street (Coastal Act/30212/30251)

Neighborhood Park

The following standards apply to the site selection for neighborhood park sites within the City of Encinitas. Ideally, a neighborhood park should be centrally located in a neighborhood, and located relative to other neighborhood uses, streets, and activity centers recognizing the park's function as a focus of neighborhood activity. Location within existing areas of focused neighborhood activity is thus appropriate. It should have easy walking access to the adjacent residents using the facility, with no geographic barriers.

- ° The site should have water, storm drains, sewers and electricity available.
- ° The site must have direct access to local streets, with accessibility from at least two

points along the perimeter.

- ° The site should provide at least three (3) acres of land for development.
- ° Neighborhood parks should be located adjacent to elementary schools where possible. The first consideration should be whether the existing school has adequate play space to serve both its own educational needs and the needs of its neighborhood for playground space.
- ° The site for a neighborhood park, when not attached should have street frontage on at least two streets when possible with at least one street adjacent to a school when possible. On-street parking should be required and on-site parking is optional. If the park is located where adjacent streets do not have sufficient parking, the site should contain a parking lot.

Community Park

The following standards apply to the selection of future sites for community parks. The facilities are more varied, the service area is greater, and the required land area is greater than that for neighborhood parks.

- ° The site must have water, sewer, storm drains and electricity available.
- ° The site should have good access to an adequate street.
- ° Desirable service area radius for community parks is one to two miles.
- ° It is desirable that the site should provide 10 to 25 acres of land for development of passive and active recreational facilities.
- ° Community parks may be located adjacent to schools, and other major community activity centers and public facilities.
- ° The site should be accessible to the people of the community on foot, by bicycle, or a short drive by automobile.

Development of a Trail System

A number of policies included in both this element and the Resource Management Element are concerned with the development of a City-wide system of hiking, biking, and equestrian trails in the City. Precise development standards for the various types of trails

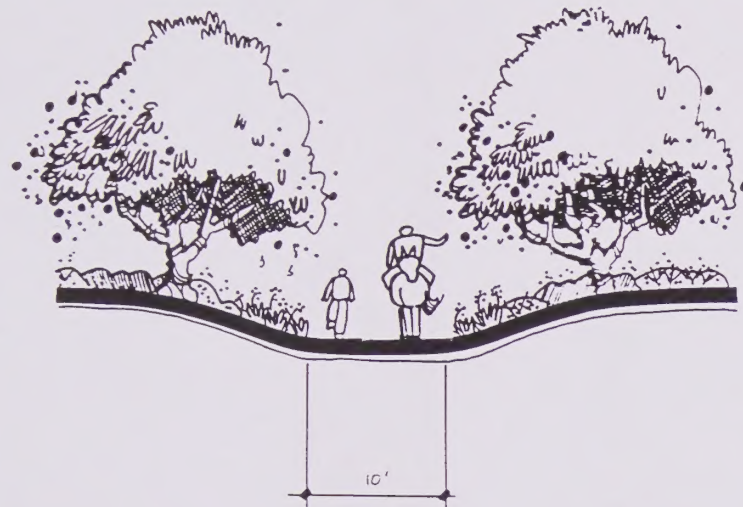
are difficult to establish since trail width and gradient will depend on topography, surface features, and availability of an easement. For planning purposes, three categories of trails are considered in this General Plan:

Equestrian/Hiking Trail: This category of trail is to be used for horseback riding, hiking and jogging. No facilities are provided and the trail will be a minimally improved dirt path. The approximate width of the trail will be ten (10) feet. A sample cross section of this category of trail is provided in Figure 3.

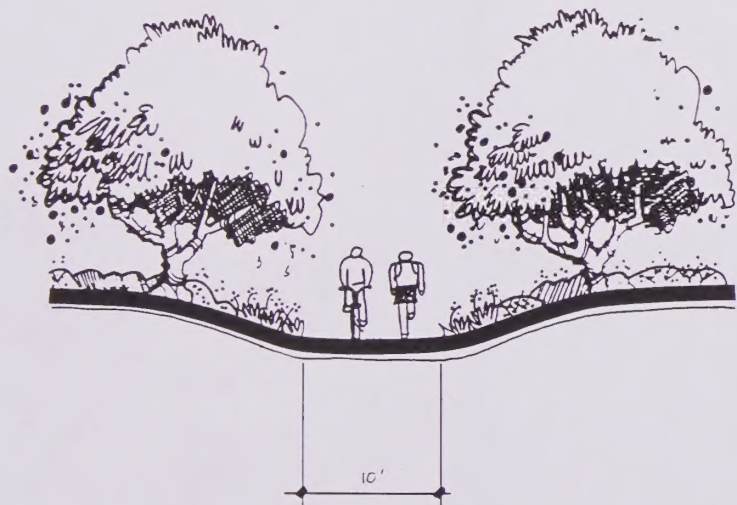
Hiking/Bike Trail: This category of trail is used by hikers. The bikeway should consist of an asphalt or concrete path. The hiking trail will be located adjacent to the bikeway and will be a minimally improved dirt path. Small rest stops may be located at strategic intervals along the trail. Figure 3 also includes a cross section of this category of trail.

Joint Use Trail: This category of trail may be used by equestrians, bicyclists and hikers. The bikeway and hiking trail will be developed in a similar fashion to that found in the hiking/bike trail. The equestrian trail is separated from the hiking and bicycle trail by a planting and/or fence. A sample cross section of this type of facility is included in Figure 3.

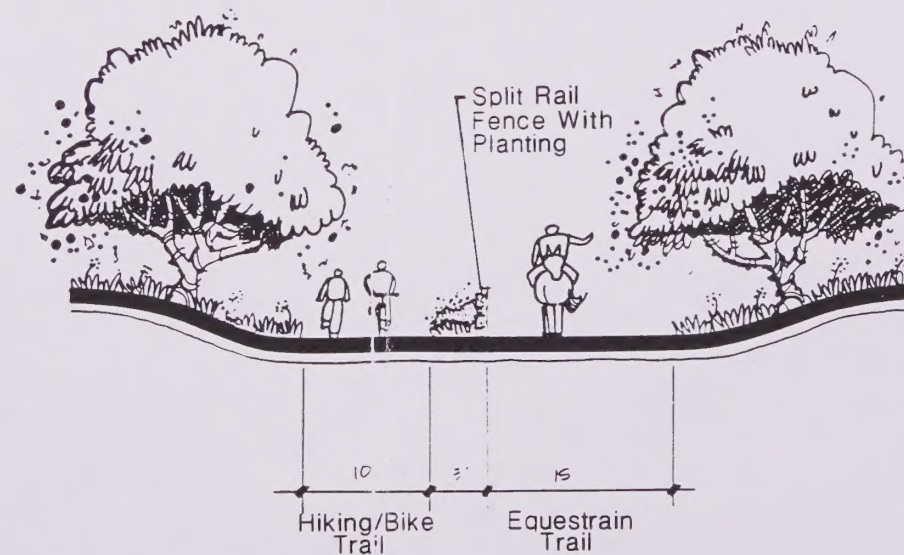
Figure 4 provides a generalized trail system as part of the Recreation Facilities Plan. This system can incorporate the categories of trails described above to improve recreation-oriented circulation throughout the City. The system is subject to further refinement as the City initiates public projects aimed at acquisition and improvement of specific segments of



Equestrian/Hiking Trail



Hiking/Bike Trail



Joint Use Trail

Equestrian/Hiking Trail

This category of trail is to be used for horseback riding, hiking and jogging. No facilities are provided and trail will be an unimproved dirt path.

Hiking/Bike Trail

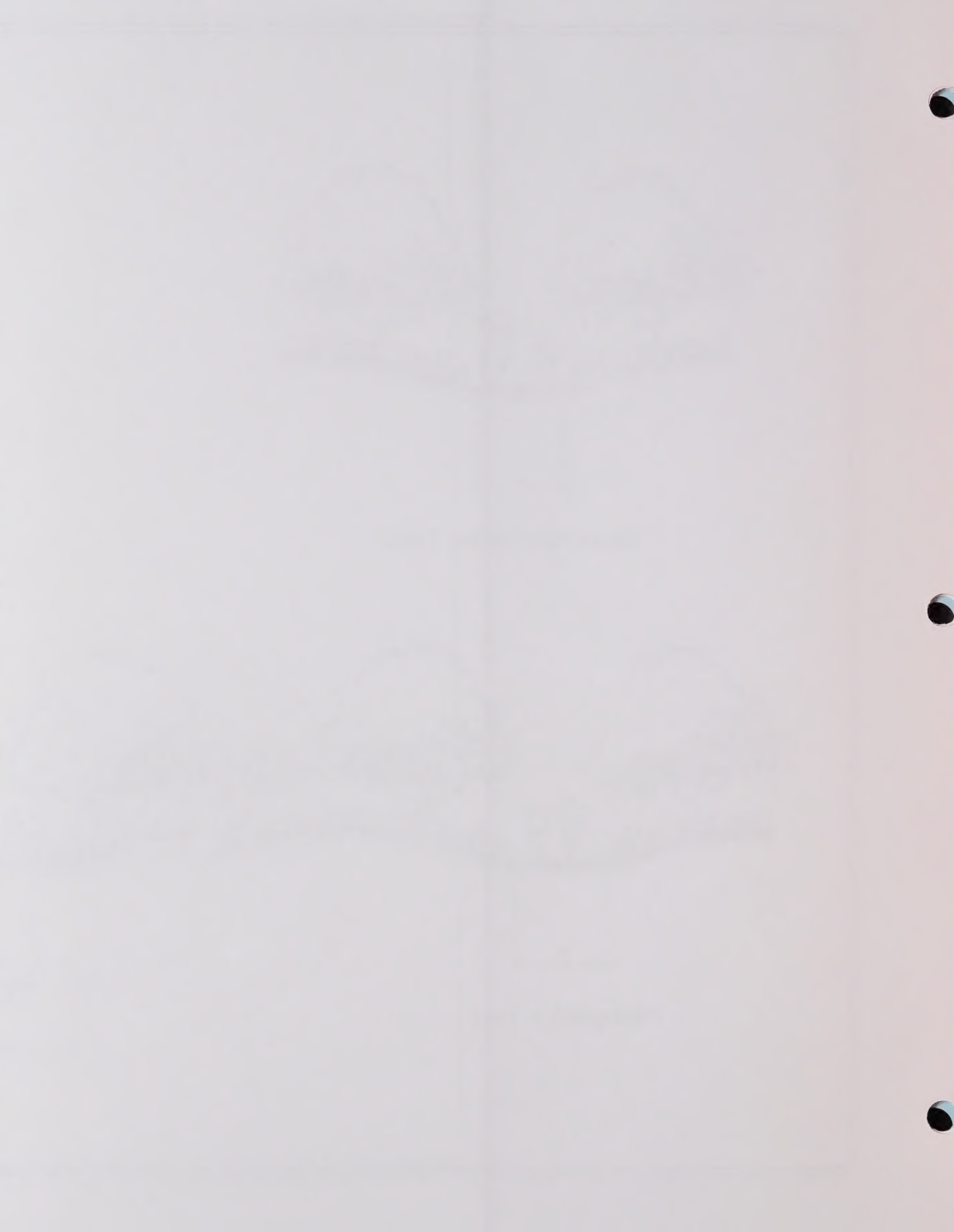
This category of trail is used jointly by bicyclists and hikers. The bikeway consists of an asphalt or concrete path. The hiking/jogging trail is located adjacent to the bikeway and is unimproved. Small rest stops may be located at strategic intervals along the trail.

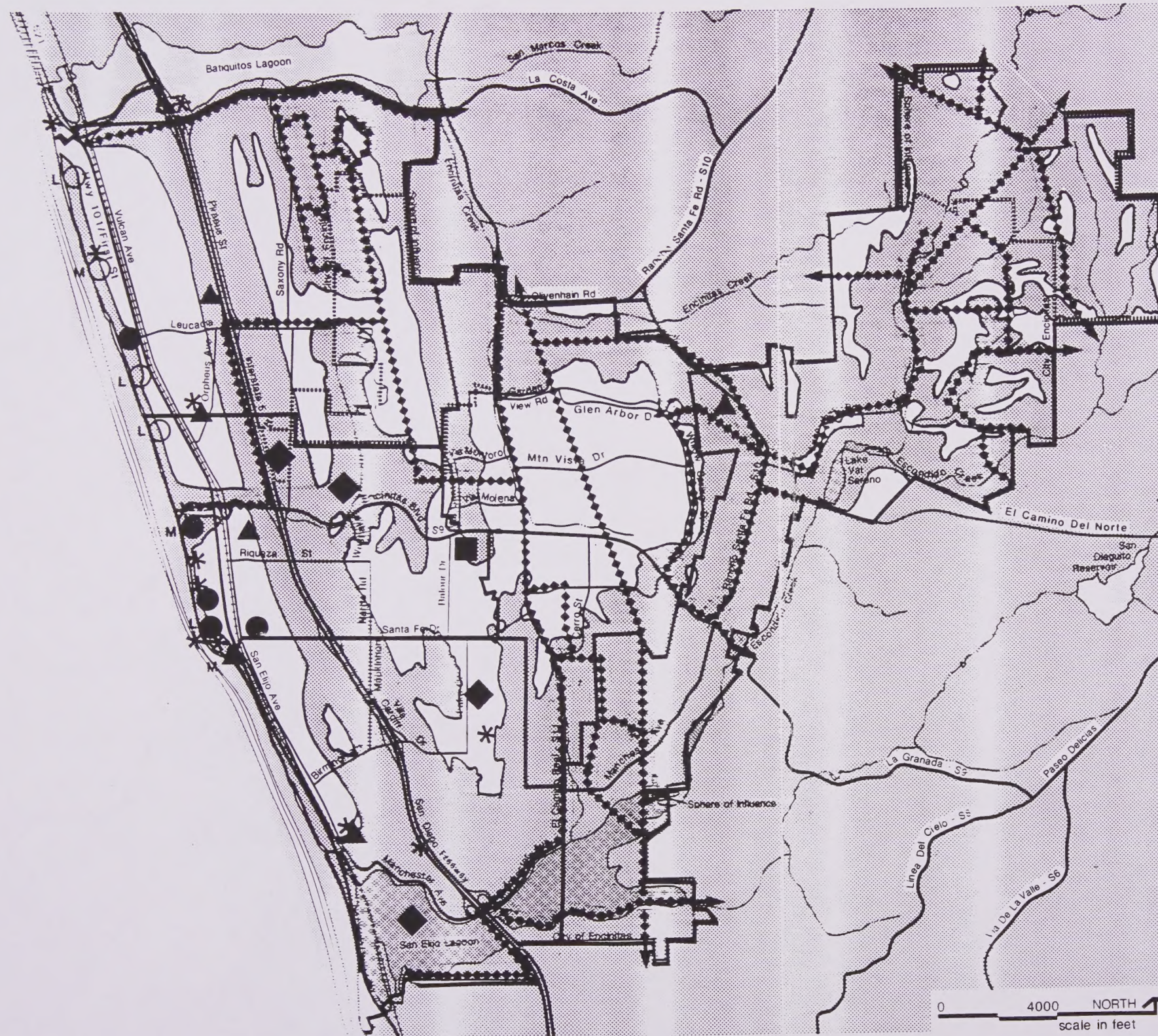
Joint Use Trail

This trail may be used by equestrians, bicyclists, and hikers. The bikeway is fully improved with concrete or asphalt. The hiking and equestrian trails are dirt paths. The equestrian trail is separated from the hiking trail and bikeway.

Figure 3
Trail Standards

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General Plan
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Park Facilities

- Mini Parks
- ▲ Neighborhood Parks
- Community Parks
- ◆ Special Use Park/Facility

Future Park Development

- Special Study Overlay. Areas where future facilities may be located.

Beaches

- (L) Low Intensity
- (M) Medium Intensity
- (H) High Intensity

Access/Vista Points

- Recreational Trail System
- * Vista Points

Figure 4
Recreational Facilities Plan

the trail system, or as individual private development projects are approved which can contribute trail easements and improvements to their portions of the system.

**General Plan
Policies and
Future
Recreation
Facilities**

The Land Use Element describes a land use designation that is applicable for identifying areas of the City where future parks, trails, and other recreational facilities may be located. The Special Studies Overlay designation indicates areas where these facilities may be located once the necessary land or easements have been acquired. Other sites adjacent to these designated areas may be purchased or acquired as development exactions for more intensive recreational uses when land is made available. The boundaries of the Special Studies Overlay zones are indicated in Figure 4. Additional areas not within the Special Study Overlay may also be appropriate sites for parkland, based on the criteria above, and may also be acquired for that purpose.

Comparing projected build-out for the City with the standards and criteria of this Element, it is possible to identify those areas which will be adequately served by existing park facilities and those for which new parks will be needed. As part of its implementation program for this Element, the City will develop a map showing the approximate number and location of additional park facilities, by category, according to the above criteria. This map will be used as a reference tool, along with the above criteria, for planning the acquisition and siting of park facilities.



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The first of these is a land use designation map. It is a map of the City of Berkeley, California, showing the various land use designations for the City. The map is divided into various zones, each with a specific land use designation. The zones are: Residential, Commercial, Industrial, Office, and Public. The map is a detailed map of the City, showing the various streets and landmarks. The map is a valuable tool for the City and its residents, as it provides a clear and concise overview of the City's land use designations.

The second of these is a map of the City's water supply. It is a map of the City, showing the various water supply sources and the distribution network. The map is divided into various zones, each with a specific water supply source. The zones are: Residential, Commercial, Industrial, Office, and Public. The map is a detailed map of the City, showing the various streets and landmarks. The map is a valuable tool for the City and its residents, as it provides a clear and concise overview of the City's water supply sources and distribution network.